

To Let

Bracetown Business Park

(Units 19 - 20), Clonee, Co. Meath



Detached Industrial / Warehouse Unit in a Secure and Actively Managed Development

- 809 sq. m.
- Full Height Loading Door to Front
- 4.5 m Internal Eaves Height
- Business Park Benefits from Static Security Guards and Integrated CCTV System

Bracetown Business Park

(Units 19 - 20), Clonee, Co. Meath

LOCATION

- Bracetown Business Park is located at Clonee on the N3, 8.5 km from Junction 6 (Blanchardstown Exit) on the M50 Motorway.
- The journey time from Bracetown Business Park to the M50 Motorway is approximately 7 minutes and therefore the business park affords excellent access to all arterial routes, Dublin International Airport and the Port Tunnel.
- The exit for Damastown Industrial Park on the N3 is 3.3 km from the Park (approx. 2 minutes drive time) and the exit for Blanchardstown Shopping Centre or the Ballycoolin Industrial Area is 6.1 km from the Park (approx. 4 minutes drive time).
- Bracetown Business Park is a 4.9 ha / 12 acre fenced enclosed secure site with 24 hour access and concrete surfaced roads throughout suitable for container traffic.
- Features of the development include a computerised fuel dispensing system and static security guards monitoring the Park via a fully integrated CCTV system.

DESCRIPTION

- The property is of steel frame construction with part metal deck and part single skin asbestos roof incorporating 10% translucent rooflights.
- The warehouse floor is of reinforced concrete.
- Fluorescent strip lighting and a three phase power supply are provided.
- Loading access is to the front via an automated steel roller shutter door, 5.5 m wide x 5 m high. The internal eaves height is 4.5 m.

ACCOMMODATION

Measurement Application - Gross External

	Sq. M.
Warehouse (incl. warehouse manager's office)	809
TOTAL	809

Intending tenants are specifically advised to verify all information, including floor areas. See DISCLAIMER below.

LEASE

Available on a flexible lease term on a full repairing and insuring basis.

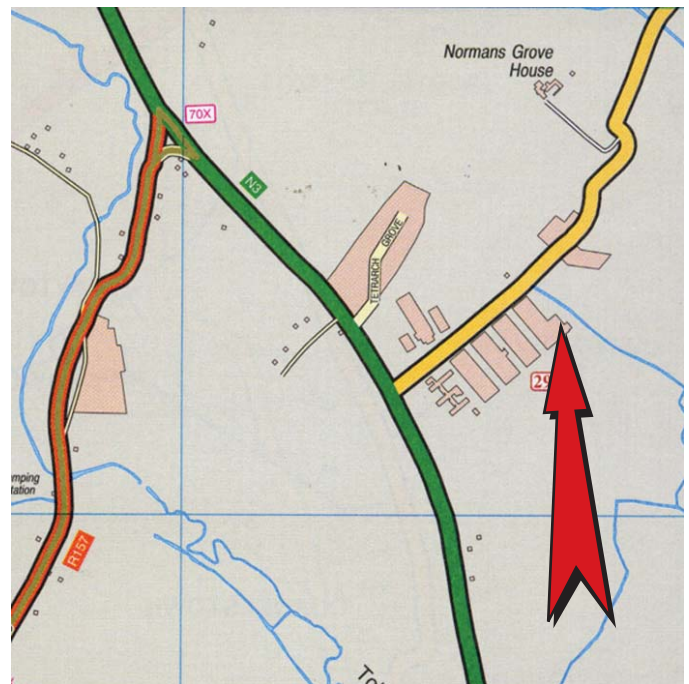
RENT

On application.

INSPECTION

Strictly by appointment.

LOCATION MAP



6/7 Greenmount House
Harold's Cross
Dublin 6w

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DISCLAIMER

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