

To Let

Unit C Aerodrome Business Park

Rathcoole, Co. Dublin



Fantastic, Detached, High Bay Distribution Facility with Part Temperature Controlled Space in a Prime, Managed Business Park

- 2,817 Sq. M. Including 239 Sq. M. Two Storey Offices & Staff Facilities
- Self Contained Site of Approx. 0.62 Ha. / 1.53 Acres
- Includes 1 No. Chill Room (43 Sq. M.) and 1 No. Freezer Room (269 Sq. M.)
- **BER C2**

LOCATION MAP



LOCATION

- Aerodrome Business Park is a landscaped and managed 22 hectare (55 acres) development.
- Strategically situated 550 metres from the Rathcoole Interchange on the N7 (Naas Road), adjacent to the highly successful Greenogue Business Park.
- Its pivotal position just off the N7 affords excellent access to the National Roads Network.
- Dublin's orbital motorway (the M50) linking the North, South and West of the city is within 10 minutes drive time.
- The Outer Ring Road, accessed via the Kingswood Interchange on the N7 (3.4 km from the Rathcoole Interchange) links the Naas Road (N7) with the Lucan by-pass (N4) and the Tallaght by-pass (N81).
- Occupiers in the Park include PRL Group, Catering Disposables, Fannin Healthcare, ECI JCB, Broderick Grass Machinery and Power Home Products.

DESCRIPTION

- Fantastic, detached distribution facility with generous secure yard and parking areas.
- 10 m. clear internal height.
- A chill room has been added in the warehouse measuring 43 sq. m. and includes a non-structural mezzanine of 30 sq. m.
- A freezer room has been added in the warehouse measuring 269 sq. m. with a 6 m. clear internal height. This is partially racked.
- 2 dock levellers and 2 ground level automated sectional loading doors, 4.2 m. wide x 4.5 m. high.
- Modern, high bay construction to include steel portal frames, insulated profiled metal cladding to full height & architectural panelling to office areas, a twin skin insulated metal deck roof incorporating approximately 10% translucent rooflights and a power floated reinforced concrete floor.
- The warehouse is provided with high output lighting.



ACCOMMODATION

Measurement Application - Gross External

	Sq. M.
Warehouse	2,578
2 Storey Offices & Staff Facilities	239
TOTAL	2,817

All intending tenants are specifically advised to verify the floor areas, site areas and undertake their own due diligence. These are not warranted by William Harvey & Co.

BER DETAILS

BER: C2

BER No.: 800194037

Energy Performance Indicator: 289 kWh/m²/yr

LEASE & ANNUAL RENT

On application.



Unit C Aerodrome Business Park

Rathcoole, Co. Dublin



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