

# To Let

## ATIL House, Bluebell Industrial Estate, Bluebell, Dublin 12



### Well Located Industrial & Office Space With Three Loading Doors

- 1,255 sq. m. Including 138 sq. m. Two Storey Offices & Staff Facilities
- Additional Mezzanine Storage 808 sq. m. (De-Mountable)
- Benefits From a Shared Concrete Surfaced Yard
- 5 m. Clear internal Height
- **BER C3**

# ATIL House, Bluebell Industrial Estate, Bluebell, Dublin 12

## LOCATION

- Situated on the eastern side of Bluebell Avenue in Bluebell Industrial Estate.
- 1.2 km from the Kylemore LUAS Stop, 3.5 km from the Red Cow / M50 Interchange (Junction 9) and 7.7 km from O'Connell Street.
- The Red LUAS Line provides easy access to Tallaght Town Centre and has now been extended to Citywest and Saggart linking with Heuston and Connolly Stations and on to The Point Village.

## DESCRIPTION

- Industrial / warehouse space in three sections with extensive mezzanine storage (de-mountable) and two storey offices & staff facilities.
- Concrete block wall construction with an angle iron truss roof and a double skin insulated cement asbestos roof overhead that has been overlaid with metal decking, a mix of high output lighting and fluorescent strip lighting.
- The majority of the industrial / warehouse areas are covered in non-structural mezzanine floors that are fully de-mountable.
- There are three automated steel roller shutter doors each with a security barrier.
- 5 m. clear internal height.
- Office finishes include suspended ceilings with recessed light fittings, perimeter trunking, electric storage heating, an intruder alarm and security shutters or bars on all windows.

## ACCOMMODATION

Measurement Application - Gross External

	Sq. M.
Industrial / Warehouse	1,117
2 Storey Offices & Staff Facilities	138
TOTAL	1,255
Non-Structural Mezzanines	808

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

## BER DETAILS

BER: C3

BER No.: 800169567

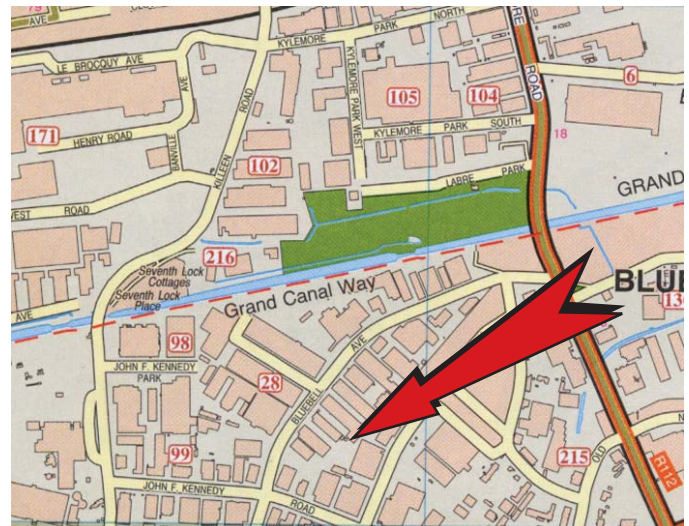
Energy Performance Indicator: 267 kWh/m<sup>2</sup>/yr

## TERMS

On application.



## LOCATION MAP



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