

For Sale/To Let

Unit 3 Ashfield Industrial Estate

Naas Road, Dublin 12



Workshop With Extensive Yard Situated off the N7 (Naas Road),
Close to the M50 / Red Cow Interchange (Junction 9)

- 600 sq. m. Plus Large Yard
- Yard is Hardcore Surfaced with a Concrete Apron to the front of the Building
- The Property is Gated and Fenced
- Would Suit a Wide Variety of Industrial Uses
- **BER E1**

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LOCATION

- The property is situated 300 m. from the southside of the Naas Road (N7) between the M50 and Newlands Cross.
- The property is approximately 1.2 km from the M50 / Red Cow Interchange (Junction 9) providing swift access to all the main arterial routes serving Dublin, Dublin Port and Dublin Airport.
- The property is situated to the rear of the well known former SDS facility and next door to Heiton Buckley.
- The LUAS Park & Ride facility is within walking distance of the property and this links the city centre with Tallaght Town Centre and a new extension to City West is to open shortly.



DESCRIPTION

- The building has been used historically for fabrication and would suit a wide variety of intensive industrial uses.
- The building is of concrete portal frame construction with concrete block walls to approximately 2 m. and from there to eaves height with profile steel cladding.
- There is a reinforced concrete floor and a single skin cement fibre roof.
- The building was extended by approximately 7 m. and the roof of this section is finished in metal decking.
- The clear internal height is approximately 3.7 m. with an apex height of approximately 6 m.
- Loading access is to the front of the building via a steel roller shutter door 3.6 m. wide x 5 m. high.
- Basic office accommodation is provided to the front of the building.
- There is a substantial gated and fenced yard which is mainly surfaced in hardcore, but with a concrete apron to the front of the building.

LOCATION MAP



ACCOMMODATION

Measurement Application - Gross External

	Sq. M.
Building Footprint	600

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

BER DETAILS

BER: E1

BER No.: 800160160

Energy Performance Indicator: 827 kWh/m²/yr

TERMS

On application.

DISCLAIMER

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