



# To Let

## Detached Warehouse with ancillary offices in Dublin 22

- Excellent access to the M50/N4 intersection and all major road networks
- Detached facility in a secure managed park
- Warehouse clear internal height of approx. 9 metres
- 2 grade roller doors and 4 dock levellers
- Large rear concrete loading yard

### Unit 37 Fonthill Business Park

Fonthill Road, Clondalkin, Dublin 22, D22 X263

**57,090 sq ft**

5,303.83 sq m

**Reference: #276739**

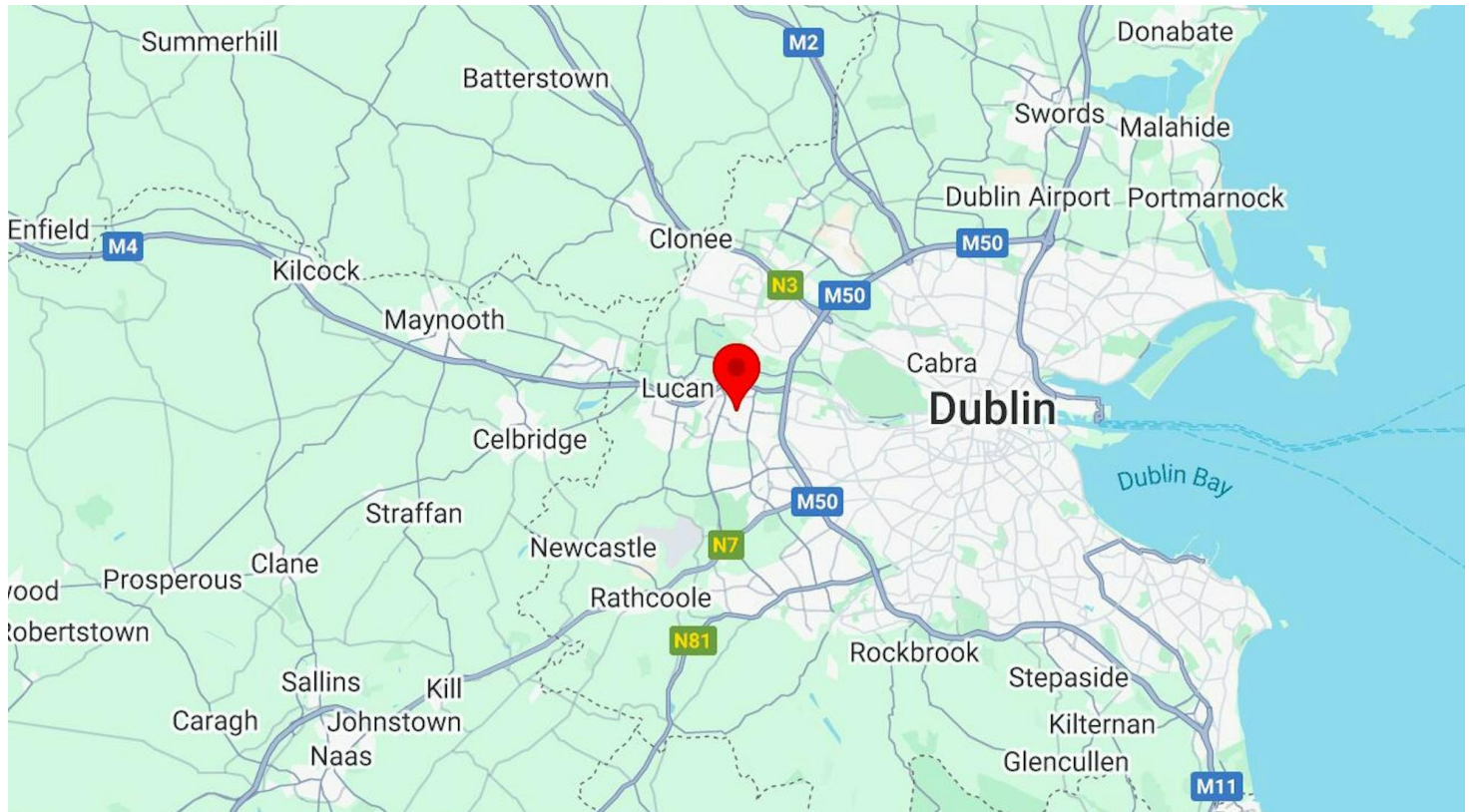


Planned refurbishment works will target an improved BER



# Unit 37 Fonthill Business Park

Fonthill Road, Clondalkin, Dublin 22, D22 X263



## Location

The property is located within the well-established industrial location of Fonthill Business Park. Strategically located on Fonthill Road, adjacent to the Liffey Valley Shopping Centre and just minutes from the N4/Lucan Road.

Fonthill Road also has excellent access to the M50/N4 intersection providing direct routes to Dublin Airport, Dublin Port and the City Centre which is approximately 11km away.

Fonthill Business Park has a diverse mix of industrial and retail occupiers within the park such as An Post, DID Electrical, NCT Centre and Exertis.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Warehouse	46,705	4,339.04
Unit - Ground Floor & Warehouse Office	5,332	495.36
Unit - First Floor Office	4,132	383.88
Mezzanine	921	85.56
<b>Total</b>	<b>57,090</b>	<b>5,303.84</b>

# Unit 37 Fonthill Business Park

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## Description

- Detached warehouse with two-storey office accommodation extending to approx 57,090
- Including 921 sq ft of concrete mezzanine storage space
- Steel portal frame construction with insulated metal deck roof and perspex roof lights
- Concrete block infill walls to approx. 2.2m high with insulated cladding above to roof level
- The warehouse has a reinforced concrete floor and a clear internal height of approx. 9 metres
- Loading facilities include 2 grade level roller doors and 4 dock levellers
- 33m deep concrete loading yard
- Two storey office accommodation extending to approx. 9,464 sq ft
- Office/staff facilities are due to undergo a full refurbishment to create a fitted modern workspace
- Additional landlord refurbishment works are planned to improve the energy efficiency rating of the building
- 24 hour on site security
- Extensive car parking

## Terms

New full repairing and insuring (FRI) lease

## Rent

On application

## Viewings

Strictly by appointment only with sole agent JLL

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