



For Sale

Similar Unit

Unit 604 Greenogue Business Park, Rathcoole, Co Dublin

New High Profile Detached Distribution Facility Extending to Approximately 19,300 Sq Ft

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Nearby Occupiers



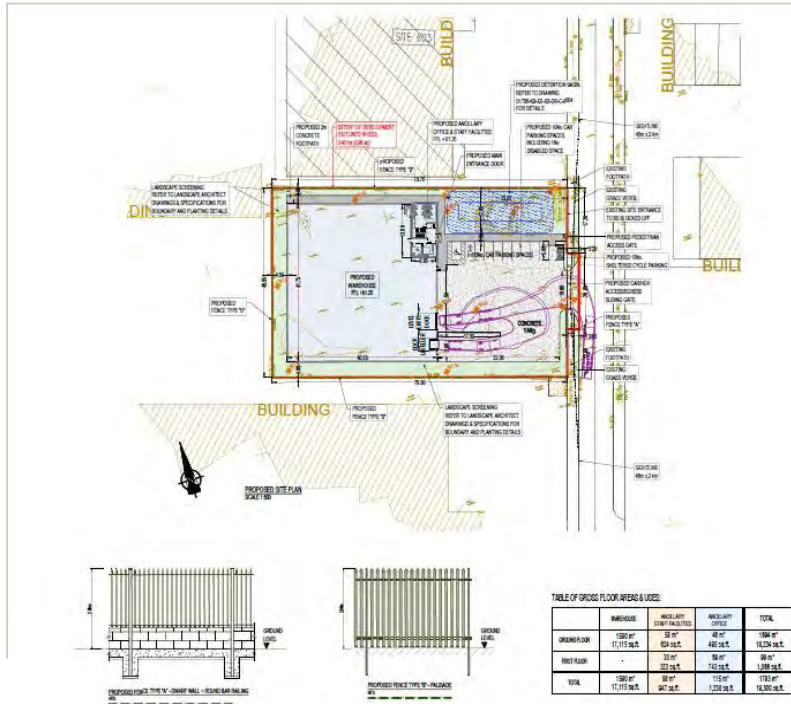
Location

- Greenogue Business Park is a well established, modern business / logistics location which is situated approximately 1.1 km from the Rathcoole interchange, providing direct access to the Naas Road (N7)
- The N7 provides a direct link to the M50 Motorway, with Junction 9 (Red Cow Roundabout) capable of being reached in less than 10 minutes drive time
- The M50 is the principal outer orbital route for Dublin City and connects directly to Dublin Airport and Dublin Port (via Port Tunnel). Dublin Airport and Dublin Port can be reached in 27 mins and 33 mins respectively.
- Site 604 is one of the few remaining infill sites within the Business Park and affords a rare opportunity to acquire a modern facility
- Superb workforce catchment with approximately 1 million people within a 20 minute drive

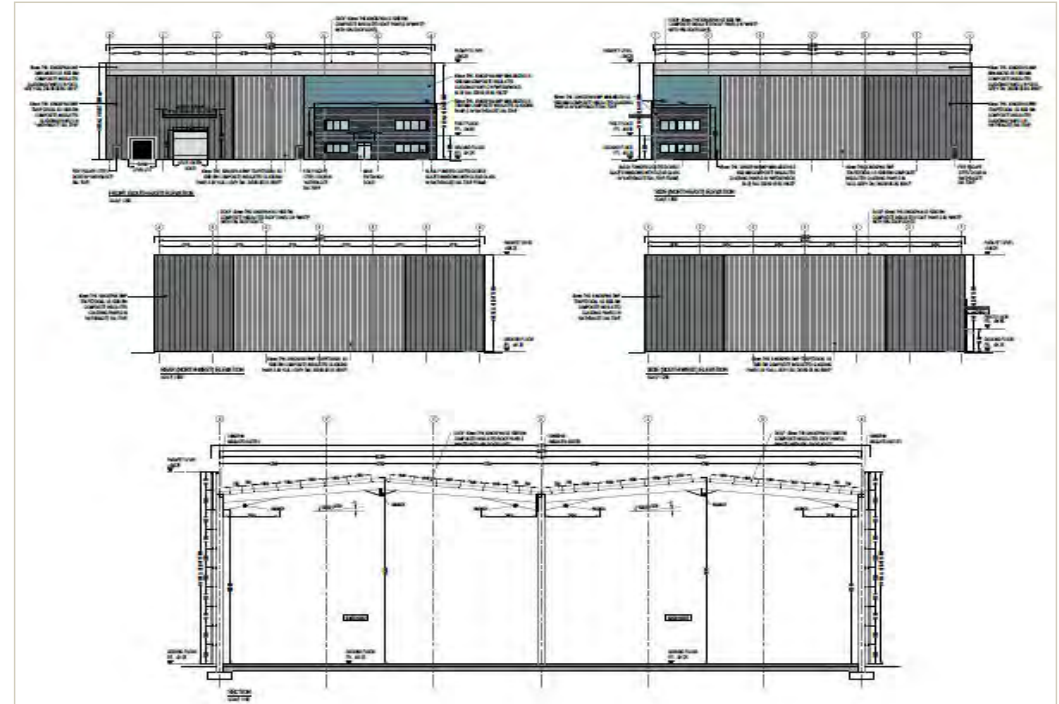
Travel Times

	M7 Motorway	–	1 min
	M50 Motorway Junction 9 (N7)	–	8 mins
	M50 Motorway Junction 7 (N4)	–	14 mins
	M50 Motorway Junction 17 (M11)	–	30 mins
	Dublin Airport	–	22 mins
	Dublin Port Tunnel	–	27 mins
	Dublin City Centre	–	29 mins





Site Plan



Elevations

Description

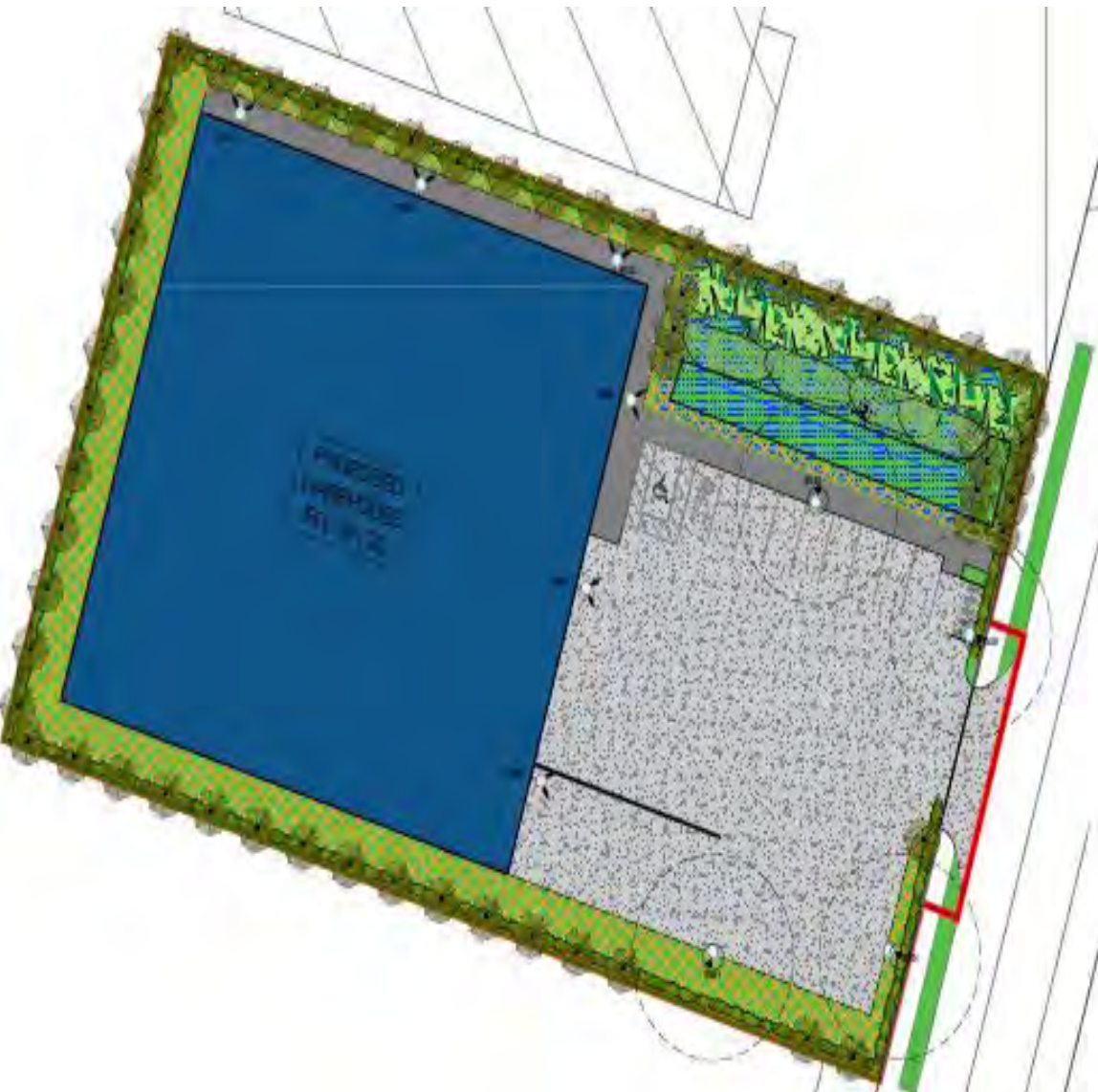
- New detached high bay logistics facility of steel portal frame construction with a clear internal height of approximately 12.5 metres and a yard depth of 33m
- Concrete block walls to height of approximately 2.7 metres with insulated cladding above to roof level
- Attractive composite insulated architectural elevations and insulated composite metal deck roof incorporating perspex roof lights
- Reinforced concrete floor to warehouse with power floated finish
- Quality two storey office building finished to include suspended ceilings incorporating recessed light fittings, plastered and painted walls, perimeter trunking with power and data points
- 1 dock leveller and 1 grade level door with 6.8m wide canopy
- 10 dedicated car spaces

Accommodation

The approximate gross external area (GEA) is as follows:

	SQ FT
Warehouse	17,115
Offices & Staff Facilities	2,185
Total	19,300

All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence



Unit 604 Greenogue Business Park Rathcoole Co Dublin

Energy Rating

To be advised.

Terms

For Sale with vacant possession.

Price

On Application.

Viewing

Strictly by appointment only with the sole agents.

Availability

Target completion due Q4 2024.

Enquiries

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