



For Sale / To Let

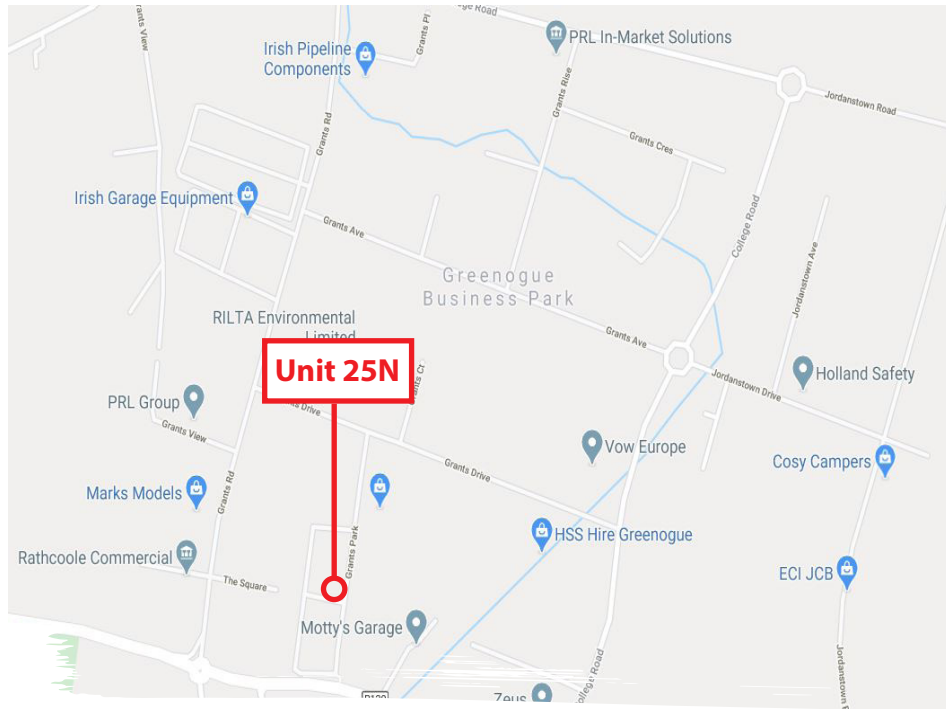
Unit 25N Grant's Park, Greenogue Business Park, Grant's Road, Rathcoole, Co Dublin D24 HH24
Mid Terrace Industrial Unit Extending to Approximately 4,316 sq ft plus Mezzanine Offices of 1,690 Sq Ft

BER D1

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Location

- Greenogue Business Park is an established, well managed and secure business park situated approximately 1.1 km from the Rathcoole Interchange (Junction 5) of the N7
- The N7 provides direct access to the M50 Motorway, which is situated approx. 9.8 km to the north-east and is the primary link to all national transport routes including Dublin Airport and the Port Tunnel
- Greenogue Business Plaza is located within 800m and provides various amenities including a filling station, café, restaurant and convenience stores
- Longitude: 53.295608
- Latitude: -6.476997

Travel Times

	M50 Motorway Junction 4 (N7)	-	5 mins
	M50 Motorway	-	10 mins
	Dublin Port Tunnel	-	27 mins
	Dublin Airport	-	29 mins
	Dublin City Centre	-	30 mins



Accommodation

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

	SQ FT
Warehouse	3,649
2 Storey Offices	667
Total	4,316

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



Description

- Mid terrace light industrial warehouse unit
- Concrete portal frame construction with concrete block infill walls to full height
- Double skin insulated metal roof with architectural steel profile cladding to the front elevation
- One grade level roller shutter door
- 7.5m clear internal height
- Shared loading yard
- Significant staff and car parking provision to the front



**Unit 25N Grant's Park
Greenogue Business Park
Rathcoole
Co Dublin
D24 HH24**

Terms

Available For Sale with full Vacant Possession
or
To Let under a new long term FRI lease

Price/ Rent

On application

Viewing

Strictly by appointment only with the sole agents

Building Energy Rating

BER: D1
BER No: 800745671
EPI: 230.37 kWh/m²/yr

Enquiries

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