



For Sale

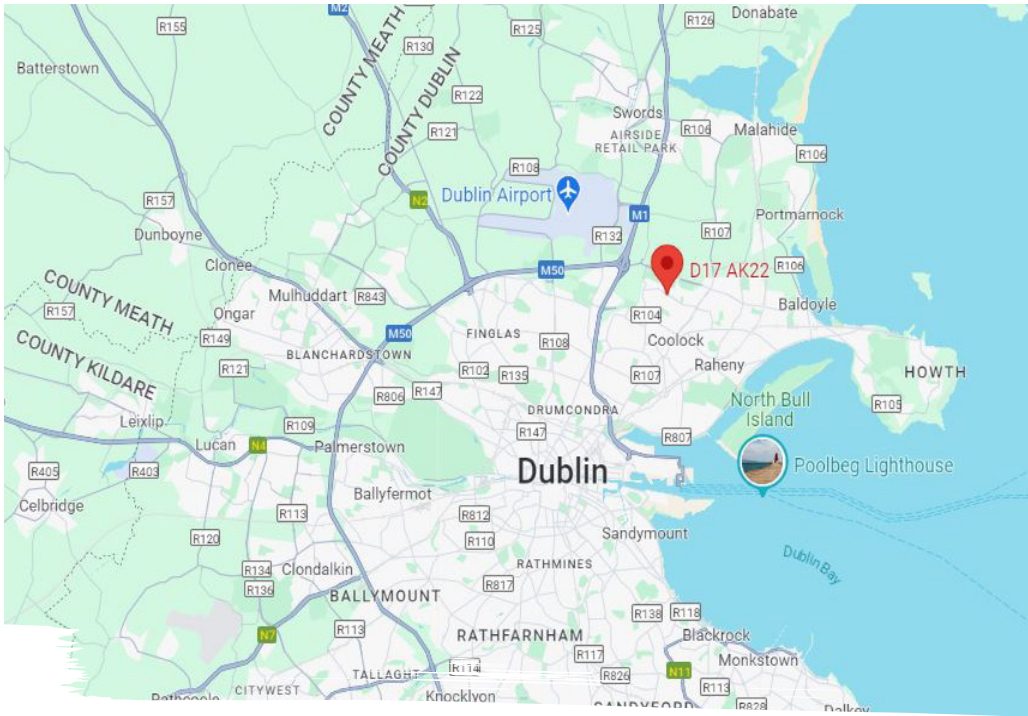
Clonsaugh Business & Technology Park, Clonsaugh, Dublin D17 AK22
29,303 Sq Ft on approximately 1.76 acres

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BER D1





Location

- The property is situated within Clonsaugh Business & Technology Park which itself benefits from significant reverse profile to the M1 and M50 Motorways Junction (3.9 km drive)
- It lies approximately 10 km north of Dublin City Centre and 7 km drive from Dublin's International Airport roundabout
- The entrance to Dublin Port Tunnel is in very close proximity and the M1 Motorway is just 2.4 km away
- Clonsaugh Business & Technology Park is a managed secure business park with the availability of a significant local labour force in the immediate location
- Leading companies in the Park (and adjoining Willsborough Industrial Estate) include Amazon, Digital Reality Trust, AbbVie and Vodafone

Travel Times

	M1 Motorway	– 2.4 km
	M50 Motorway Junction 3	– 2.4 km
	Dublin Port Tunnel	– 2.4 km
	Dublin Airport	– 7 km
	Dublin City Centre	– 10 km



Description

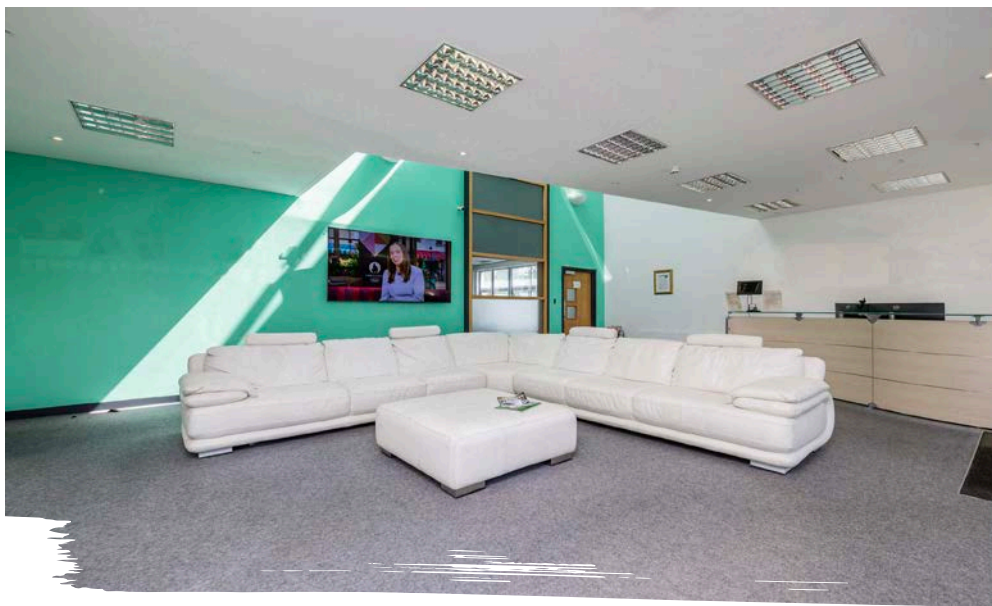
- Detached production and office facility of precast concrete frame construction incorporating concrete block infill walls
- Insulated metal deck roof incorporating perspex roof lighting
- Two insulated loading doors provided to the southern elevation
- Eaves height approximately 6 metres
- Reinforced concrete floor with dust proof finish
- Two storey office accommodation fitted substantially to the southern elevation and generally of plastered and painted wall finishes, suspended ceilings and recessed lighting. Kitchen areas are included
- Extensive car parking

Accommodation

	SQ FT
Warehouse	21,892 *
Two Storey Offices	7,411
Total	29,303

* Approximately 7,525 sq ft of the warehouse has been fitted and is currently in use as single storey office accommodation.

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



Clonshaugh Business & Technology Park Clonshaugh Dublin D17 AK22

Services

- All main services available and 3 phase power
- High bay lighting to the warehouse area
- Approximately 37 car spaces provided to the western elevation with potential provision for more

Price

On application

Terms

Available For Sale

Viewing

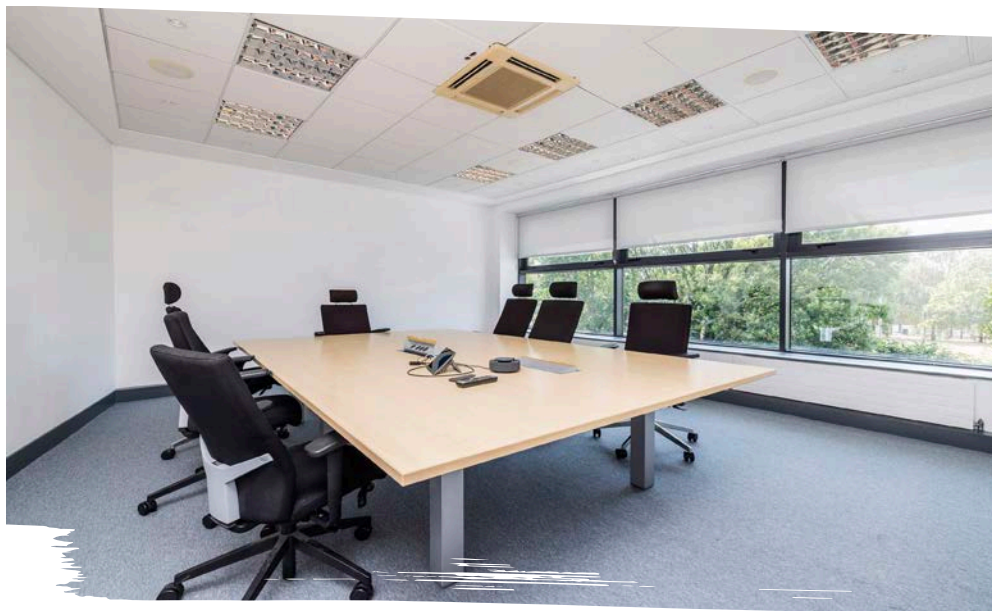
Strictly by appointment only with the sole agent

Building Energy Rating

BER: D1

BER No: 801008129

EPI : 533.26 kwh/m²/yr



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Enquiries

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