



# To Let

Unit 12 The Courtyard, Kilcarbery Business Park, Nangor Road, Dublin 22 D22 XY36

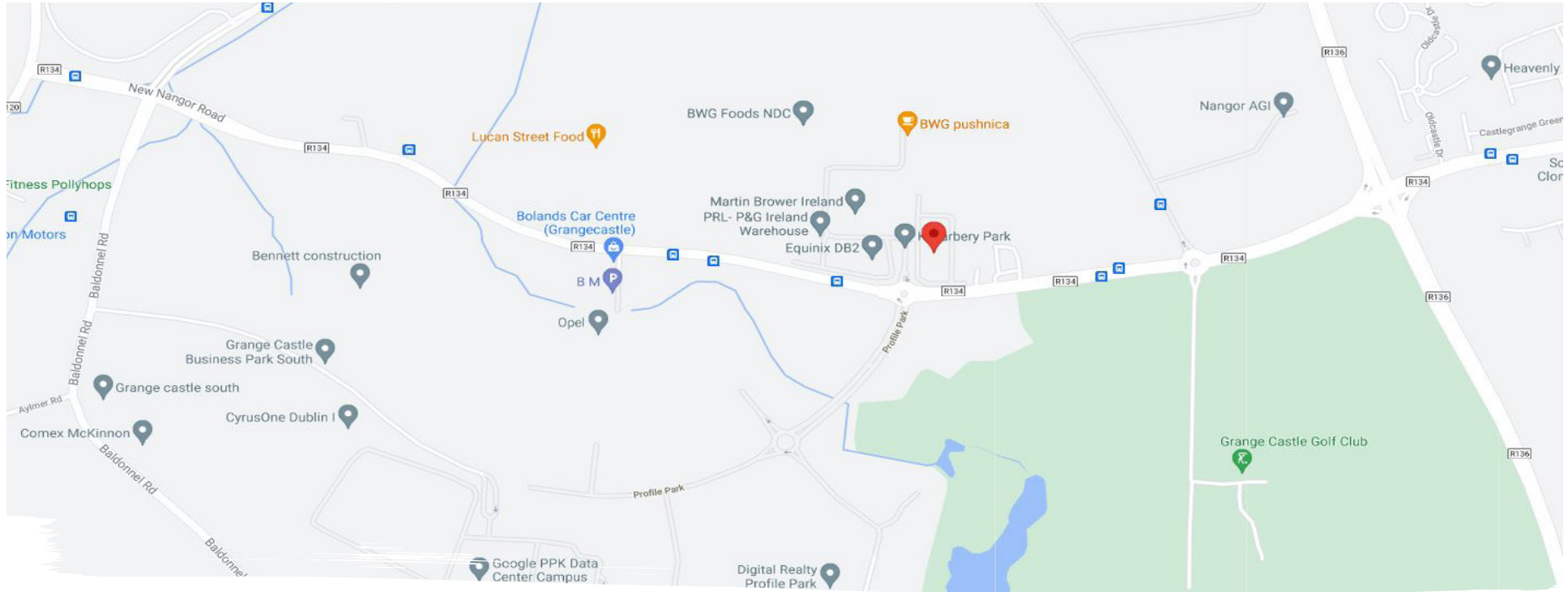
Modern, high specification, mid terrace two storey office premises extending to approx. 2,420 sq ft

BER D1

Cathal Morley  
+353 86 783 2141  
[cathal.morley@jll.com](mailto:cathal.morley@jll.com)

Rosie Carey  
+353 86 440 2172  
[rosie.carey@jll.com](mailto:rosie.carey@jll.com)





## Location

- Kilcarbery Business Park is a modern, managed estate comprising of 25 'own door' office units. The Business Park has excellent transport links and the estate is accessed directly from the R134 (New Nangor Road), with the entrance situated directly opposite Profile Park, which is a well known data centre development
- The N7 – Naas Road (Junction 2 – Kingswood Interchange) can be reached within minutes and provides direct links to the M50 Motorway. The M50 provides access to the national road network and can be reached within 10 mins from Kilcarbery Business Park
- Notable occupiers within the immediate environs include Google, Microsoft, Pfizer, Aryzta, BWG Foods and PRL. The area has witnessed major development in recent years and is now considered to be one of the best locations in the country for high technology, pharmaceutical, manufacturing and logistics use

## Travel Distance

	N7 (Junction 2)	–	6 minutes
	M50 Motorway	–	10 minutes
	N4 (Junction 3 & 4)	–	12 minutes
	Dublin Airport	–	23 minutes
	Dublin City Centre	–	35 minutes



## Accommodation

The approximate gross internal area (GIA) is as follows:

	SQ FT
Ground Floor Offices	1,222
First Floor Offices	1,197
<b>Total</b>	<b>2,420</b>

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



## Description

- Mid terrace, own door two storey office unit
- Solid concrete carpeted floors
- Plastered and painted walls
- Suspended ceilings with recessed fluorescent lighting
- Perimeter trunking wired for power and data cabling
- Air conditioning cassettes throughout
- Gas fired central heating
- WC & staff kitchenette facilities on GF & FF
- Dedicated car parking



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Kilcarbery Business Park  
Nangor Road  
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**Terms**

Available To Let under a new long lease

**Rent**

On Application

**Viewing**

Strictly by appointment only with the sole agents

**Building Energy Rating**

BER: D1

BER No: 8 00793150

EPI : 239.14 kwh/m<sup>2</sup>/yr

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**Enquiries**

Cathal Morley

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[cathal.morley@jll.com](mailto:cathal.morley@jll.com)

Rosie Carey

+ 353 86 440 2172

[rosie.carey@jll.com](mailto:rosie.carey@jll.com)

 [property.jll.ie](http://property.jll.ie)

  @JLL Ireland

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