



To Let

Recently refurbished interconnecting warehouses available from 21,044 Sq Ft to 42,088 Sq Ft

- Excellent access to the M3 at Junction 5 (Dunboyne Interchange)
- Fully managed and secure business park environment with full CCTV
- One Loading Dock
- 4 No. Grade Level Access Doors.
- Clear internal height of 6m
- Units are fully sprinklered

Unit 11 & 12

Bracetown Business Park, Clonee, Clonee

21,044 sq ft

1,955.05 sq m

Reference: #299741



Unit 11 & 12

Bracetown Business Park, Clonee, Clonee



Location

Bracetown Business Park is an established warehousing location in Clonee, Dublin 15 with excellent accessibility to the M3 Motorway at Junction 5 (Dunboyne Interchange). The M3 provides direct links to the M50 Motorway and in turn the national transportation network with Dublin Port and Dublin Airport being approx. 20 mins drive-time away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 11-12	21,044	1,955.05	Available
Total	21,044	1,955.05	

Description

Steel portal frame construction, with concrete block walls to a height of approx. 2 m with metal deck cladding above

Power floated re-enforced concrete floors and insulated roof with 10% translucent lighting

Warehouse bays have a span of approximately 36.5m

High speed fibre optic broadband

3 phase power available

Units are fully sprinklered

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Viewings

Strictly by prior appointment with joint agents JLL or HARVEY

Terms

New 5 year IRI lease

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