



FOR SALE

5,728 SQ FT
(532.15 SQ M)

Warehouse / Office Unit

Refurbished Corner
Building

- Office / Warehouse Accommodation
- Turnkey Condition
- c. 532 sq. m. / 5,728 sq. ft.
- 12 Car Parking Spaces
- Vacant Possession

B3 NANGOR ROAD BUSINESS PARK

Nangor Road, Dublin 12, D12 PK70



Summary

Available Size	5,728 sq ft / 532.15 sq m
Price	Price on application
Rates Payable	€9,044 per annum
Service Charge	€1,870 per annum
Car Parking	12 Car Parking Spaces
BER	D1 (801014168)

Description

The subject property comprises a refurbished corner warehouse and office unit in Nangor Road Business Park extending to c. 532 sq. m. / 5,728 sq. ft.

The unit comprises a refurbished concrete portal frame construction with profile metal wall cladding and metal decked roof incorporating translucent roof lighting supported on steel purlins.

The ground floor comprises a warehouse and reception area extending to c. 266 sq. m. / 2,864 sq. ft.

The warehouse is accessed via an automated sectional up-and-over grade door. This area also includes a concrete mezzanine floor.

Eaves Height is c. 3.30m.

The first floor offices comprise a mix of open-plan and cellular offices and extend to c. 266 sq. m. / 2,864 sq. ft.

The property presents in turnkey condition for any occupiers seeking new accommodation.

Unit B3 is powered by 21 x 530 Watt Solar PV Panels and has a new Air Conditioning System installed.

The unit has the benefit of 12 parking spaces, to include 2 EV Chargers.

Accommodation

The accommodation comprises the following GEA areas:

Description	sq ft	sq m
Warehouse	2,864	266.07
Offices	2,864	266.07
Total	5,728	532.14

Location

The subject property is located in The Nangor Road Business Park, a modest, well-maintained, privately managed business park.

It is located 7 kilometres south-west of Dublin City Centre, along the M50/Naas Road (N7), providing ease of access to all main arterial routes.

Excellent public transportation is accessible, with a QBC on the Nangor Road and feeder buses linking to the LUAS Red Line from Park West.

The area is a major commercial and logistics hub, with other occupiers in the park including Global Labour and Facilities Ltd, Alternative Energy Ireland, Scope Technology Group, ADCO Contracting and Airston Ireland.

Terms

Vacant Possession

Viewings

Viewings by Appointment Only - Please contact Quinn Agnew



Eoin Doyle

086-010 3963

edoyle@quinnagnew.ie



Manus Agnew

087-254 6391

magnew@quinnagnew.ie