



To Let

Two Fully Refurbished Warehouse units extending to 11,927 sq ft

- Available to lease separately or entirely
- Excellent access within 1.5 km from the N11 and 5 km from the M50 at Junction 13
- Clear internal height of approx. 5.5m
- Two grade level roller shutter doors
- Available for occupancy from April 2026

Units 10 & 11 Deansgrange Business Park

Kill Lane, Deansgrange, Blackrock, A94 CY94

5,883 to 6,044 sq ft

546.55 to 561.51 sq m

Reference: #354885

BER D1 D2

Units 10 & 11 Deansgrange Business Park

Kill Lane, Deansgrange, Blackrock, A94 CY94



Location

Deansgrange Business Park is located approximately 9km south of Dublin city centre in the heart of South County Dublin. The property benefits from its strategic position, just 1.5km from the N11 and less than 5km from the M50.

Providing easy access to all major roadways, the city centre, Dublin Airport and Dublin Port. There is an excellent provision of public transport facilities including multiple bus routes to the city centre and convenient links to the nearest Dart station.

The immediate vicinity has a mixed range of industrial, commercial and residential uses including the NTC Centre, Nesta Storage, Baxter Healthcare Limited and Tile Merchant.

Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m
Unit - Unit 10	6,044	561.51
Unit - Unit 11	5,883	546.55
Total	11,927	1,108.06

BER

Expected BER D1-D2

Units 10 & 11 Deansgrange Business Park

Kill Lane, Deansgrange, Blackrock, A94 CY94



Description

Consists of two terrace units, offering light industrial and warehouse space with office accommodation. These units are part of a terrace and can be connected to achieve a larger unit if required of 11,927 sq.ft.

Loading is via two roller shutter level access doors.

Clear internal height of approx. 5.5m.

Car parking and loading area is available to the units.

Two storey modern office accommodation.

Unit 10 provides approx. 1,140 sq ft of office accommodation, while Unit 11 extends to approx. 1,008 sq ft (combined office area of 2,148 sq ft).

The units are currently undergoing a complete refurbishment programme and will be available for occupancy from April 2026.

Sam Cassidy

086 833 5456 | + 353 16731614

sam.cassidy@jll.com

Cathal Morley

+353 1 673 1615 | +353 86 783 2141

cathal.morley@jll.com

Rosie Carey

+353 1 477 9709 | +353 86 440 2172

rosie.carey@jll.com

Viewings

Strictly by prior appointment with JLL

Terms

New long term FRI lease

The particulars and information contained in this brochure are issued by Jones Lang LaSalle on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information, they do not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The particulars and information are given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the particulars and information given. None of Jones Lang LaSalle, its employees, agents or affiliate companies, makes any warranty or representations whether express or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser/tenant or any third party arising out of the particulars or information. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any applicable taxes or VAT arising out of the transaction.



