



23 Goldenbridge Industrial Estate

Tyrconnell Road, Dublin 8, D08 NY57

Modern Warehouse Accommodation

Turnkey Condition

2,734 sq ft
(254 sq m)

- Corner Industrial Building
- Ready for Immediate Occupation
- c. 255 sq. m. / 2,734 sq. ft. + Mezz.
- Car Parking to the Front
- Excellent Transport Links

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Summary

Available Size	2,734 sq ft
Rent	Rent on application
Rates Payable	€3,510 per annum
Car Parking	Parking to the Front
BER Rating	G (800941510)

Description

23 Goldenbridge is a corner building, arranged with warehouse space to the rear and 2 storey offices to the front to provide an end of terrace industrial unit extending to c. 255 sq. m. / 2,734 sq. ft. with an additional mezzanine floor.

Internally the property comprises ground floor trade counter/ warehouse accommodation, together with two-storey office accommodation to the front of the property. In addition, there is a metal mezzanine level to the rear of the warehouse used as storage accommodation.

The warehouse can be accessed via roller shutter door to the rear of the property.

The office consists of a mix of cellular and open plan space with air conditioning, carpeted flooring and flourescent lighting.

There is car parking to the front of the building.

Location

The property is located in Goldenbridge Industrial Estate, which is on the south side of Tyrconnell Road, just north of the Grand Canal. Tyrconnell Road (R810) is the primary roadway connecting Inchicore to the Naas Road and then to the M50.

The Goldenbridge Industrial complex is a 1980's industrial complex bordered by mostly residential districts.

Goldenbridge Industrial Estate is located around 6.7 kilometres west of Dublin City Centre and 11 kilometres from the M50 Motorway. The M50 motorway provides quick access to all arterial roads, Dublin Airport, and the Port Tunnel.

The region is served by various public transport options, including a Luas station at Blackhorse and Drimnagh, as well as numerous Dublin Bus lines.

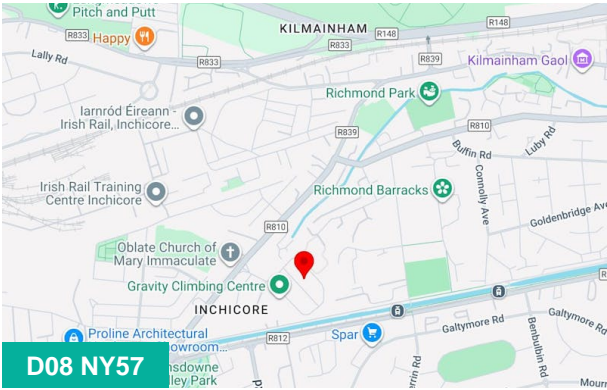
Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Warehouse	1,400	130.06
2 Storey Offices	1,334	123.93
Mezzanine	1,295	120.31

Terms

Lease Term - 4 Years 6 Months with Tenant Rights



Viewing & Further Information



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