



# To Let

## Detached Warehouse with ancillary offices in Dublin 22

- Excellent access to the M50/N4 intersection and all major road networks
- Detached facility in a secure managed park
- Warehouse clear internal height of approx. 9 metres
- 2 grade roller doors and 2 dock levellers
- 32 metre deep concrete loading yard

### Unit 41

Fonthill Business Park, Fonthill Road, Clondalkin,  
D22 NP74

**28,273 sq ft**

2,626.65 sq m

Reference: #353571

**BER C1**

# Unit 41

Fonthill Business Park, Fonthill Road, Clondalkin, D22 NP74



## Description

- Detached warehouse with two-storey office accommodation extending to approx. 28,273 sq ft.
- Steel portal frame construction with insulated metal deck roof and perspex roof lights
- Concrete block infill walls with insulated cladding above to roof level
- The warehouse has a reinforced concrete floor and a clear internal height of approx. 9 metres
- Loading facilities include 2 grade level roller doors and 2 dock levellers
- 32m deep concrete loading yard
- Two storey office accommodation extending to approx. 8,486 sq ft
- Office/staff facilities are due to undergo a full refurbishment to create a fitted modern workspace
- Additional landlord refurbishment works are planned to improve the energy efficiency rating of the building
- 24 hour on site security
- Extensive car parking

## Accommodation

The accommodation comprises the following areas:

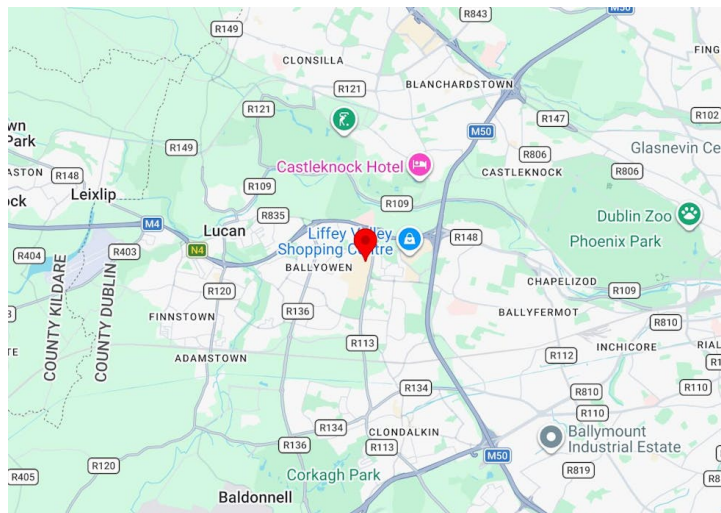
| Name             | sq ft         | sq m            |
|------------------|---------------|-----------------|
| Unit - Warehouse | 19,787        | 1,838.27        |
| Unit - GF Office | 4,490         | 417.13          |
| Unit - FF Office | 3,996         | 371.24          |
| <b>Total</b>     | <b>28,273</b> | <b>2,626.64</b> |

## Viewings

Strictly by appointment only with sole agent JLL

# Unit 41

Fonthill Business Park, Fonthill Road, Clondalkin, D22 NP74



## Location

- The property is located within the well-established industrial location of Fonthill Business Park. Strategically located on Fonthill Road, adjacent to the Liffey Valley Shopping Centre and just minutes from the N4/Lucan Road.
- Fonthill Road also has excellent access to the M50/N4 intersection providing direct routes to Dublin Airport, Dublin Port and the City Centre which is approximately 11km away.
- Fonthill Business Park has a diverse mix of industrial and retail occupiers within the park such as An Post, DID Electrical, NCT Centre and Exertis.

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