



# To Let / For Sale

**Modern, mid terrace two storey office premises extending to approx. 2,420 sq ft**

- Modern, managed business park environment
- Open plan layout with air-conditioning and GFCH
- WC and kitchenette facilities on GF & FF
- Unit is secure and fully alarmed
- Dedicated car parking - 7 spaces

**Unit 12 The Courtyard,  
Kilcarbery Business Park**

Nangor Road, Dublin 22, D22 XY36

---

**2,420 sq ft**

224.83 sq m

---

**Reference: #70569**

---

**BER D1**

# Unit 12 The Courtyard, Kilcarbery Business Park



Nangor Road, Dublin 22, D22 XY36



## Summary

BER D1 (239.14)

## Location

Kilcarbery Business Park is a modern, managed estate comprising of 25 'own door' office units.

The Business Park has excellent transport links and the estate is accessed directly from the R134 (New Nangor Road), with the entrance situated directly opposite Profile Park, which is a well known data centre development

The N7 – Naas Road (Junction 2 – Kingswood Interchange) can be reached within minutes and provides direct links to the M50 Motorway.

The M50 provides access to the national road network and can be reached within 10 mins from Kilcarbery Business Park

Notable occupiers within the immediate environs include Google, Microsoft, Pfizer, Aryzta, BWG Foods and PRL.

The area has witnessed major development in recent years and is now considered to be one of the best locations in the country for high technology, pharmaceutical, manufacturing and logistics use

## Description

Mid terrace, own door two storey office unit  
Solid concrete carpeted floors  
Plastered and painted walls  
Suspended ceilings with recessed fluorescent lighting  
Perimeter trunking for power and data cabling  
Air conditioning cassettes throughout  
Gas fired central heating  
WC & staff kitchenette facilities on GF & FF  
Dedicated car parking

## Building Energy Rating

BER: D1  
BER No: 8 00793150  
EPI : 239.14 kwh/m<sup>2</sup>/yr

## Rosie Carey

+353 1 477 9709 | +353 86 440 2172  
rosie.carey@jll.com

## Cathal Morley

+353 1 673 1615 | +353 86 783 2141  
cathal.morley@jll.com

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.



