To Let

Light Industrial Unit extending to 5,410 Sq Ft

- Warehouse and office facility located minutes from Belgard Road and close to The Square Shopping Centre
- Two storey offices extending to 1,060 Sq Ft
- Loading access by way of one roller shutter door
- Eaves height of approx. 5m

Unit 66

Broomhill Road, Dublin 24, Tallaght, D24 KX89

5,410 sq ft

502.61 sq m

Reference: #380597

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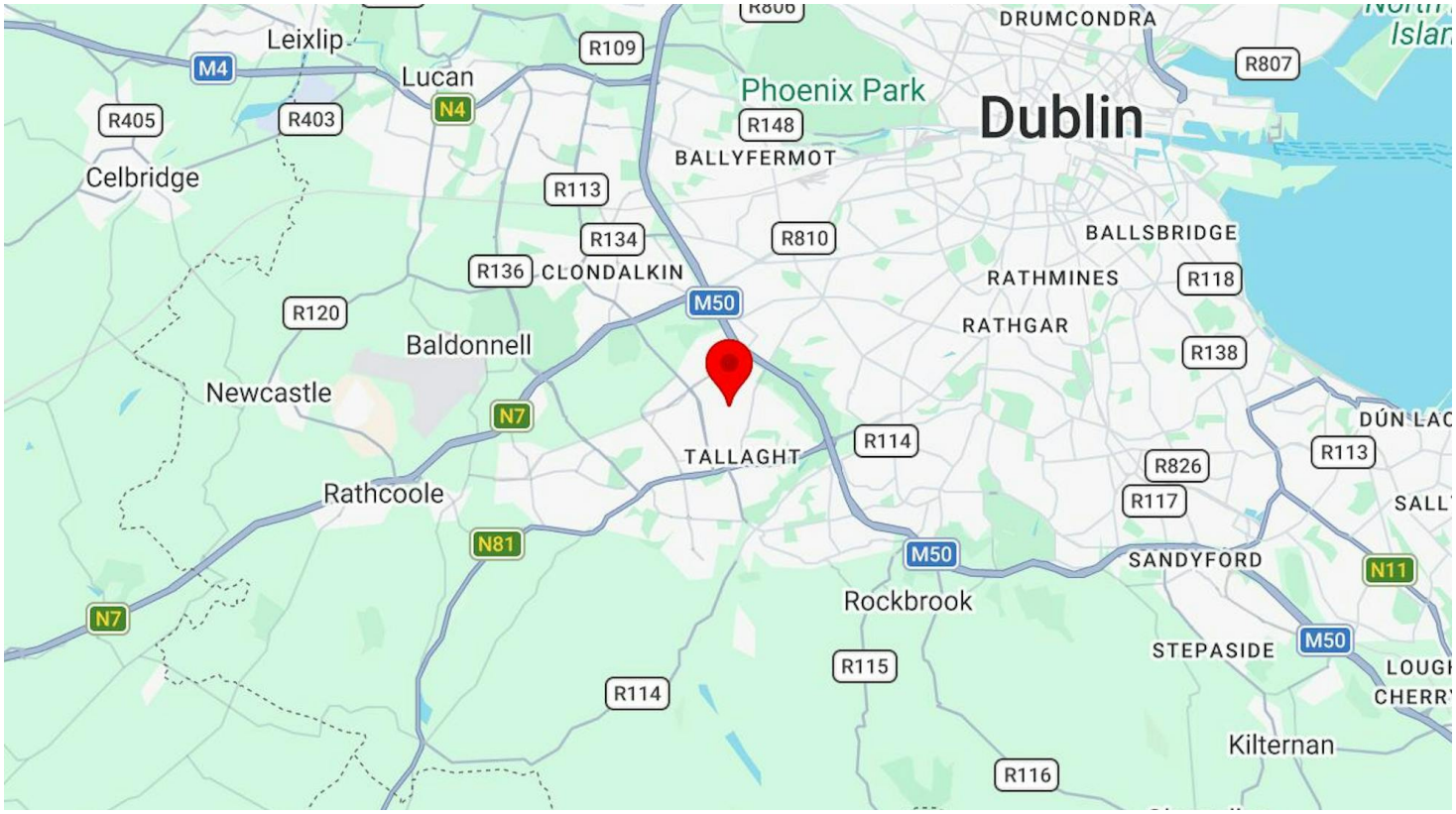
Unit 66

Broomhill Road, Dublin 24, Tallaght, D24 KX89



Location

Unit 66 Broomhill Road, Tallaght is situated in an established commercial / industrial location and being situated approximately 12km southwest of Dublin city centre, the unit benefits from excellent connectivity:

- Direct access to the M50 orbital motorway (Junction 10) connecting to all major national routes.
- Proximity to the N81 Tallaght Bypass.
- Approximately 30 minutes from Dublin Airport via the M50.
- Well-served by public transport, notably the Luas Red Line with stops within walking distance.
- Multiple Dublin Bus routes serving the area.

Tallaght is Dublin's largest suburb with a substantial local workforce and continues to see significant investment in infrastructure and commercial development.

Description

- Available for immediate occupation
- Pre-cast concrete frame construction with concrete block in-fill walls to full height.
- External facade is of architectural forticrete brickwork with modern PVC windows.
- Reinforced concrete floor with power floated finish.
- Cement fibre roof
- Warehouse is accessed via a roller shutter door to the front elevation.
- Eaves height approximately 5 metres.

- Security shutters are provided to all windows at GF level.
- Offices across two storeys and the specification includes plastered and painted walls and ceiling, recessed lighting and carpeted concrete floors.
- WC facilities are accessed through the warehouse.

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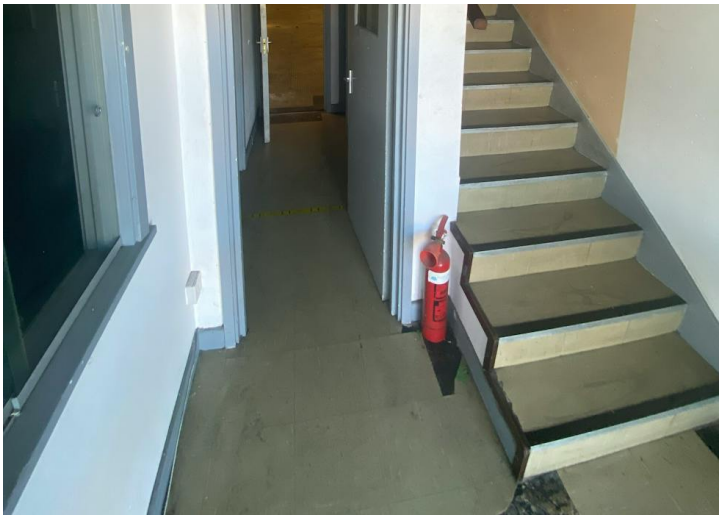

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Two Storey Offices	1,060	98.48	Available
Ground - Warehouse	4,350	404.13	Available
Total	**5,410**	**502.61**	

Terms

New Full Repairing and Insuring lease (FRI)

Viewings

Strictly by prior appointment with sole agent JLL

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