

To Let

**Unit 71 Broomhill Road, Tallaght Industrial Estate,
Dublin 24, D24 F6PC**

5,477 sq ft (508.83 sq m)

- 27,555 sq ft comprising of 5 light industrial units (approx. 5,500 sq ft each)
- Units can be let individually
- Pre-cast concrete frame construction with concrete block infill walls to full height
- Clear internal height of approximately 5 metres



Location

The property is located on and accessed directly from Broomhill Road which is approximately 5 - 7 minutes from Junctions 10 and 11 on the M50 Motorway

Situated 1km from the Tallaght Bypass (N81), 2.5km from the Naas Road (N7) and 2km from the Luas Red Line

9km west of Dublin City and 1.2km south of Tallaght village

Adjacent occupiers include FoodCloud, Robert Roberts, DentPro, Deadline Couriers Dublin and Rehab Recycle

Description

Pre-cast concrete frame construction with concrete block infill walls to full height

Clear internal height of approximately 5 metres

Loading access via grade level roller shutter and sliding Bolton doors

Two storey offices to the front and warehouse to the rear

Asbestos roof incorporating 10% perspex lighting

70-74 Broomhill Road is made up of 5 individual single span units - 27,555 sq ft (approx. 5,500 sq ft per unit) including approx. 6,173 sq ft office accommodation (approx. 1,142 sq ft per unit)

Each unit is approximately 5,500 sq ft incorporating two storey office accommodation to the front

Car parking to the front of each unit as well as additional car parking to the north and south of the block

Office specification includes carpeted concrete floors, plastered and painted walls, electric storage heaters and suspended ceilings (in part)

Refurbishment underway. Available June 2021

Building Energy Rating

BER: D2

BER No: 800615924

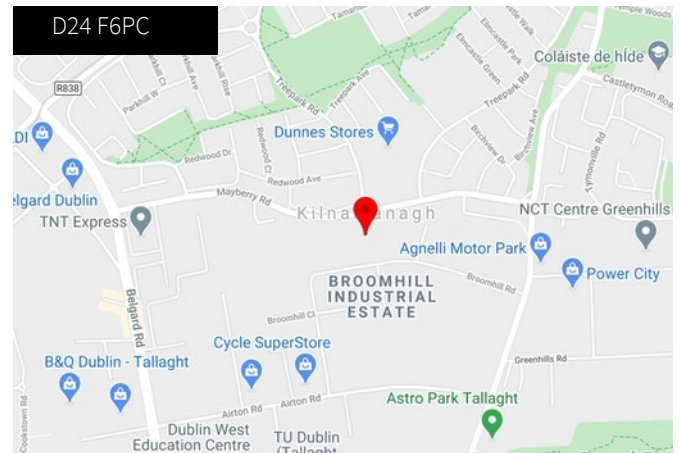
EPI: 653.73 kWh/m²/yr

BER

This property has been graded as D2 (655.72).

Business Rates

Upon Enquiry



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