



To Let

Newly refurbished light industrial unit

- 4,136 sq ft including 2 storey offices of 1,070 sq ft
- One large roller shutter door to the front
- Eaves height of 5.7m
- Office and WC facilities have been fully refurbished

Unit 63 Fourth Avenue

Cookstown Industrial Estate, Tallaght, D24 VF98

4,137 sq ft

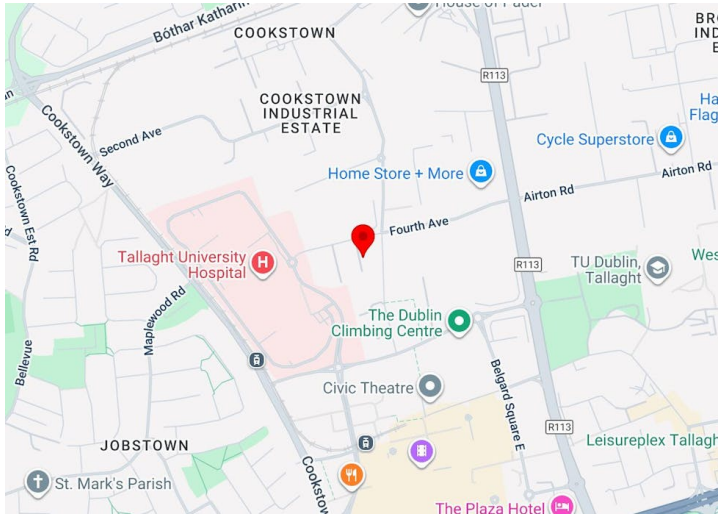
384.34 sq m

Reference: #334327



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Location

Cookstown Industrial Estate is an established commercial business location, situated in Tallaght, South Dublin, approximately 13 kms southwest of Dublin City Centre. The estate occupies a prime position within Dublin's largest suburban area, benefiting from excellent transport infrastructure and proximity to Dublin's key commercial corridors. The unit is situated off Fourth Avenue in a cul-de-sac of light industrial units.

Access to the estate has been greatly improved since the opening of the new link road on Fourth Avenue which connects Tallaght Hospital to Belgard Road thus enhancing connectivity to the N7 and M50 Motorways. The N7 and M50 motorway are capable of being reached within 10 mins and provide direct links to Dublin Port and Dublin Airport as well as the national road network.

The area is well served by public transport with Dublin Bus routes 27, 49, 54A and 77A serving the immediate area. The LUAS Red Line terminus at Tallaght is situated within 2km, offering a 35 minute journey to the City Centre.

Description

Newly refurbished light industrial unit extending to approx. 4,137 sq ft

Specification

Concrete frame construction

Solid concrete block wall to full height

Eaves height of 5.7m

One electric roller shutter door

Cement fibre asbestos roof with Perspex rooflights

LED lights to the warehouse

Office accommodation includes carpet covered concrete floor, plastered and painted walls and ceilings (suspended ceiling in part) with LED lighting and perimeter trunking provided.

Electric storage heating throughout

Security shutters to external windows

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Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Warehouse	3,067	284.93
Unit - 2 Storey Office	1,070	99.41
Total	4,137	384.34

Terms

New long term lease

Viewings

Strictly by appointment with sole agent JLL

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