

Hillview House, 52 Bracken Road

Sandyford, D18HW6X



QUINN  
AGNEW



## TO LET

2,561 SQ FT  
(237.92 SQ M)

RENT ON APPLICATION

Fully Refurbished  
Industrial Unit To Let

- Fully Refurbished Industrial Unit
- Electric Roller Shutter Door
- c. 238 sq. m. / 2,561 sq. ft.
- 6 Car Parking Spaces
- Excellent Transport Links

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# Hillview House, 52 Bracken Road

Sandyford, D18HW6X



## Summary

|                |                           |
|----------------|---------------------------|
| Available Size | 2,561 sq ft / 237.92 sq m |
| Rent           | Rent on application       |
| Rates Payable  | €6,872 per annum          |
| Service Charge | €1,500 per annum          |
| Car Parking    | 6 Car Parking Spaces      |
| BER            | C3 (800965709)            |

## Description

The property comprises a light industrial warehouse unit with 2 storey offices extending to c. 238 sq. m. / 2,561 sq. ft.

The unit, which is of steel frame construction with metal cladding, is accessed via an electric roller shutter door to the side of the property and a separate pedestrian entrance.

The offices and staff areas comprise plastered and painted walls, LED lighting and carpet floors with a mix of open plan and cellular offices.

The unit has the benefit of 6 parking spaces demised to the premises.

## REFURBISHMENT INCLUDES:

New LED Lighting  
Newly Carpeted  
Sealed & Painted Warehouse Flooring  
Electric Roller Shutter Door  
3 Phase Power  
Kitchenette  
New W.C's

## Location

The unit is situated in Sandyford Business Park on Bracken Road, approximately 2 km from the M50 motorway interchange connecting all main arterial routes in Ireland.

There is excellent transport links around the property, such as the Stillorgan LUAS stop, which is only a 10-minute walk away.

Dublin Bus also provides regular bus service to the city centre and the southern suburbs.

## Accommodation

The accommodation comprises the following areas:

| Description  | sq ft        | sq m          |
|--------------|--------------|---------------|
| Warehouse    | 1,755        | 163.04        |
| Offices      | 806          | 74.88         |
| <b>Total</b> | <b>2,561</b> | <b>237.92</b> |

## Viewings

Viewing by Appointment Only - Please contact Quinn Agnew

## Terms

New Lease - Flexible Lease Terms Available



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