



## Unit C1 Station Road Business Park

Clondalkin, Dublin 22, D22 A4E0

### Corner Warehouse Unit

### Vacant Possession

**2,557 sq ft**

(237.55 sq m)

- High Quality Warehouse
- Roller Shutter Access
- c. 238 sq. m / 2,557 sq. ft. + Mezz.
- Recently Refurbished

# Unit C1 Station Road Business Park, Clondalkin, Dublin 22, D22 A4E0

## Summary

<b>Available Size</b>	2,557 sq ft
<b>Price</b>	Price on application
<b>Business Rates</b>	TBC
<b>Service Charge</b>	N/A - No Management Company
<b>BER Rating</b>	E1 (800512378)

## Description

Unit C1 Station Road comprises a high quality, end-of-terrace industrial unit extending c. 237 sq. m / 2,557 sq. ft.

The property is configured as a warehouse spanning 1,444 sq. ft. along with two storey offices extending 1,113 sq. ft. Additionally, a mezzanine floor spanning 1,232 sq. ft. provides further office / workshop space.

The building is of concrete frame construction with forticrete concrete blocks to a height of c. 6 ft with metal cladding over.

The windows are double-glazed to the front and side elevations, and the roof is metal-decked.

The warehouse can be accessed from the rear of the building via an electric roller shutter door.

There is car parking spaces to the front of the unit.

## Location

Unit C1 forms part of Station Road Business Park located at the entrance to Clondalkin Industrial Estate.

The property benefits from convenient access to the N7 Naas Road and the M50 motorway via Exit 9 (Redcow Interchange) c. 3 km away.

This location is synonymous with light industry, retail warehousing, car showrooms and commercial outlets.

The property is conveniently located close to Clondalkin Village, offering a range of local amenities and excellent public transport links, including Clondalkin/Fonthill Train Station and several Dublin Bus routes.

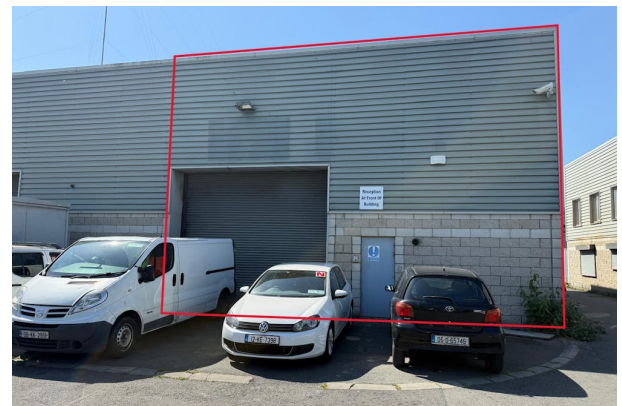
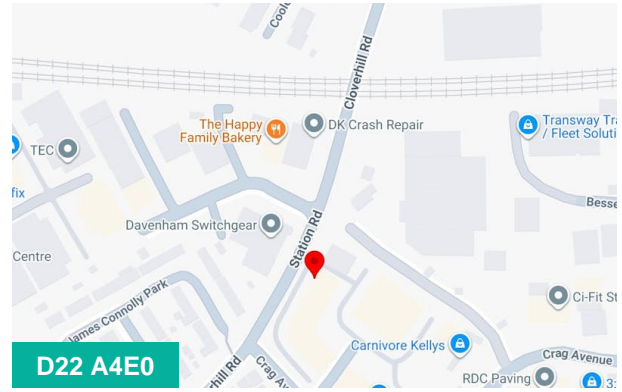
## Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Warehouse	1,444	134.15
Two Storey Offices	1,113	103.40
Mezzanine	1,233	114.55

## Viewings

Viewing by Appointment Only – Please contact Quinn Agnew



## Viewing & Further Information



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