



Unit 3 Oak Road Business Park

Nangor Road, Dublin 12, D12 HP78

Warehouse / Office Accommodation

Turnkey Condition

3,929 sq ft
(365.02 sq m)

- Modern Warehouse Unit
- Fully Refurbished
- c. 365 sq. m. / 3,929 sq. ft. + Mezz
- Roller Shutter Access
- Excellent Transport Links

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Summary

Available Size	3,929 sq ft
Rent	Rent on application
Rates Payable	€6,676 per sq ft
Service Charge	TBC
Car Parking	4 Car Parking Spaces
BER Rating	C

Description

Unit 3 Oak Road is a mid-terrace industrial unit, arranged with warehouse space to the rear and 2-storey offices to the front.

The building extends to c. 365 sq. m. / 3,929 sq. ft. with an additional mezzanine area of c. 195 sq. m. / 2,098 sq. ft. in the warehouse.

Internally, the property comprises ground-floor lobby & warehouse accommodation, together with two-storey office accommodation.

The warehouse can be accessed via a roller shutter door to the front of the property.

The office space comprises a combination of open-plan workspaces with partitioned offices and meeting rooms with air conditioning, carpeted flooring and LED lighting.

There is car parking to the front and side of the building.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Main Warehouse	2,842	264.03
Two Storey Offices	1,087	100.99
Mezzanine	2,098	194.91
Total	6,027	559.93

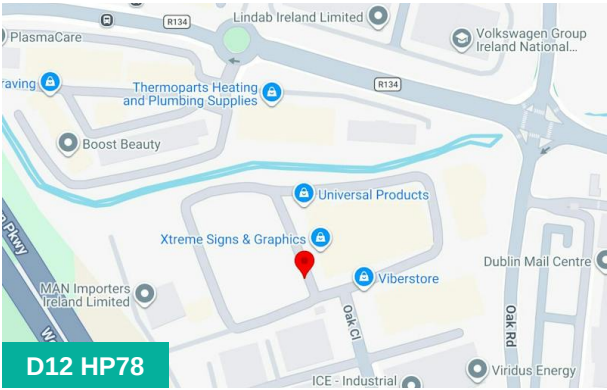
Location

Oak Road Business Park is a modern, secure commercial development in Dublin 12, strategically located just off the Nangor Road.

Nangor Road is a key route linking the Naas Road (N7) to Park West and providing access to Junction 9 of the M50 Motorway.

It is a prime hub for light industrial, warehouse, and office activities, positioned approximately 8.0 km west of Dublin City Centre and less than 2.0 km from the M50 Motorway (Junction 9 Red Cow Interchange), which provides quick and direct access to all arterial roads, Dublin Airport and the Port Tunnel.

The area is served by various public transport links, including a Luas stop at the Red Cow and Kylesmore, as well as numerous Dublin Bus routes.



Viewing & Further Information



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