



To Let

Two interconnecting warehouses available from 21,044 Sq Ft to 42,088 Sq Ft

- Excellent access to the M3 at Junction 5 (Dunboyne Interchange)
- Fully managed and secure business park environment with full CCTV
- 2 No. Loading Docks
- 4 No. Grade Level Access Doors
- Clear internal height of 6m
- Units are fully sprinklered

Unit 7-10

Bracetown Business Park, Clonee, Clonee

21,044 to 42,088 sq ft

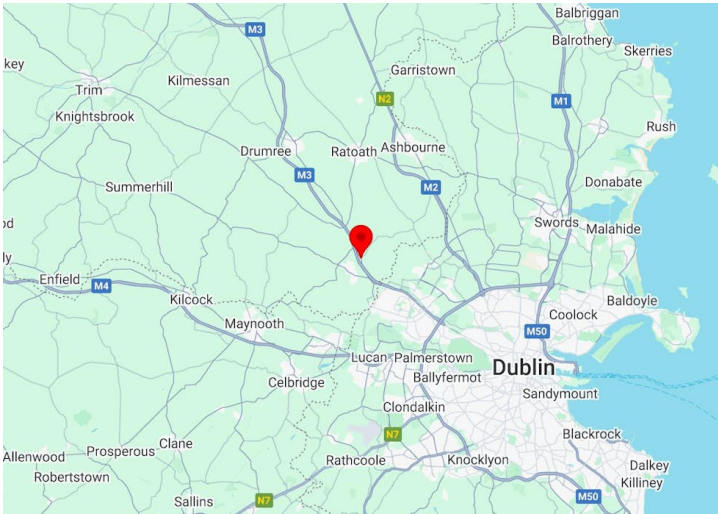
1,955.05 to 3,910.10 sq m

Reference: #233144



Unit 7-10

Bracetown Business Park, Clonee, Clonee



Summary

Rent	Rent on application
Rates Payable	€0.80 per sq ft
Service Charge	€0.40 per sq ft Includes insurance
BER	B1 (800020745)

Location

Bracetown Business Park is an established warehousing location in Clonee, Dublin 15 with excellent accessibility to the M3 Motorway at Junction 5 (Dunboyne Interchange). The M3 provides direct links to the M50 Motorway and in turn the national transportation network with Dublin Port and Dublin Airport being approx. 20 mins drive-time away.

Description

Steel portal frame construction, with concrete block walls to a height of approx. 2 m with metal deck cladding above
Power floated re-enforced concrete floors and insulated roof with 10% translucent lighting
Warehouse bays have a span of approximately 36.5m
High speed fibre optic broadband
3 phase power available
Units are fully sprinklered

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 7-8	21,044	1,955.05	Available
Unit - 9-10	21,044	1,955.05	Available
Total	42,088	3,910.10	

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