



## TO LET

12,457 SQ FT  
(1,157.29 SQ M)

Refurbished Industrial Unit

High-Profile Location

- High Quality Industrial Unit
- Fully Refurbished Building
- c. 1,157 sq. m. / 12, 457 sq. ft.
- 2 x Roller Shutter Doors
- Excellent Transport Links



## Summary

Available Size	12,457 sq ft / 1,157.29 sq m
Rent	Rent on application
Rates Payable	€2.06 per sq ft
Service Charge	€1.58 per sq ft
Car Parking	24 Car Parking Spaces
BER	B3 (800983314)

## Description

The subject property comprises 2 x high-quality industrial units with 2-storey offices to the front.

Unit 10: c. 587 sq. m. / 6,316 sq. ft.

Unit 11: c. 570 sq. m. / 6,141 sq. ft.

The units can be let together or separately.

The property extends to c. 1,157 sq. m. / 12,457 sq. ft. with ample car parking spaces.

The space comprises c. 908 sq. m. / 9,779 sq. ft. of warehouse accommodation, with the remainder being office space.

The warehouse is accessed via 2 x full-height roller shutter doors.

The offices comprise a mix of open-plan and cellular offices.

There is a small yard area to the front of the unit.

The building has the benefit of 24 car parking spaces. Additional car spaces are available.

The unit is under a full refurbishment programme and will be ready for occupation in April 2026.

The property presents in turnkey condition for any occupiers seeking new accommodation.

## Location

Deansgrange Business Park is a well-established commercial and industrial hub located in South County Dublin.

The park's location offers immediate access to major arterial routes and transportation hubs.

It is located roughly 1 km from the N11 (Stillorgan Dual Carriageway), a primary route connecting the city centre to the southeast. The M50 motorway is less than 5.5 km away, providing links to Dublin Airport and the national motorway network.

The area is served by several Dublin Bus and Go-Ahead Ireland routes (e.g., E2, L25, L26, and 46A), with stops located directly on Kill Lane at the front of the park.

Other occupiers in the area include Baxter Healthcare, The Panelling Centre, Nesta and Office Supplies Ireland.

## Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m	Availability
Unit 10	6,316	586.78	Available
Unit 11	6,141	570.52	Available
<b>Total</b>	<b>12,457</b>	<b>1,157.30</b>	

## Terms

New Lease - Flexible Lease Terms Available

## Viewings

Viewing by Appointment Only - Please contact Quinn Agnew



**Eoin Doyle**

086-010 3963

edoyle@quinnagnew.ie



**Andrew Houton**

087-425 9969

ahouton@quinnagnew.ie