



Unit 1 Hillview House

52 Bracken Road, Sandyford, Dublin 18, D18HW6X

Fully Refurbished Industrial Unit

2,561 sq ft
(237.92 sq m)

- 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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Summary

Available Size	2,561 sq ft
Rent	Rent on application
Rates Payable	€6,872 per annum
Service Charge	€1,500 per annum
Car Parking	6 Car Parking Spaces
BER Rating	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.

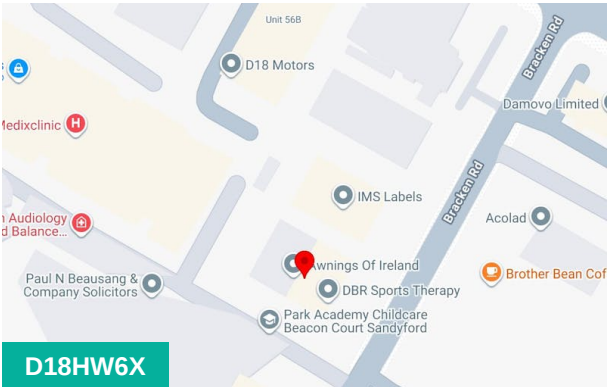
Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Warehouse	1,755	163.04
Offices	806	74.88
Total	2,561	237.92

Terms

New Lease - Flexible Lease Terms Available



Viewing & Further Information



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