HARVEY

INDUSTRIAL PROPERTY SPECIALISTS

HARVEY.IE

Unit B4 JFK Trading Centre, John F. Kennedy Road, Dublin 12, D12 A257

TO LET

BER D1

173 sq m

1 No. Level Access Door

Ease of Access to M50 Motorway

Recently Refurbished End-Of-Terrace, Light Industrial & Office Unit.

PROPERTY FEATURES

- Recently refurbished end-of-terrace light industrial & office unit.
- Clear internal height of 6.2 m.
- Internal eaves height of 6.9 m.
- 1 No. level access door to the front, measuring 2.7 m wide x 3.4 m high.
- Twin skin metal insulated roof.
- Designated car parking to the front.
- 2 km from M50 Motorway (Junction 9).
- Office features include painted & plastered walls, tiled floor coverings, ceiling mounted light fittings and newly finished staff toilet facilities.
- Please note we have not tested any apparatus, fixtures, fittings or services. Intending tenants must undertake their own investigation into the working order of these items.

ACCOMMODATION (sq m)

Measurement Application - Gross External

Light Industrial	122
Ground Floor Office & Staff Facilities	27
Structural Mezzanine	24
TOTAL	**173**

Intending tenants are specifically advised to verify all information, including floor areas. See DISCLAIMER.

LEASE & ANNUAL RENT

On application.

BER

BER: D1

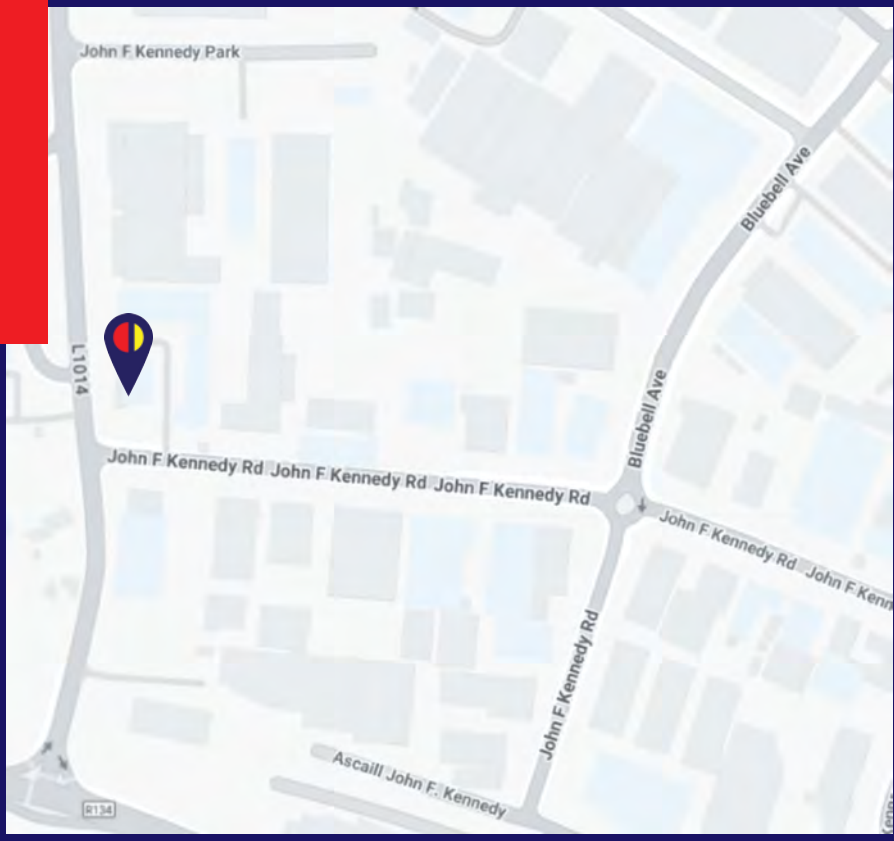
BER No. 800634040

Energy Performance Indicator: 224 kWh/m^2/yr

DRIVE TIMES	MINS
M50 Motorway (Junction 9)	4
M50 Motorway (Junction 10)	6
N7 (Naas Road)	4
Dublin International Airport	16
Dublin City Centre	16

(Source: Google Maps without traffic)

GPS: 53.32878, -6.35841



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PSRA Licence No. 002027

SOCIETY OF CHARTERED SURVEYORS IRELAND RICS SIOR

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