



# To Let

## Two Fully Refurbished Warehouse Units Extending to 11,927 sq ft

- Available to lease separately or entirely
- Excellent access within 1.5 km from the N11 and 5 km from the M50 at Junction 13
- Clear internal height of approx. 5.5m
- Two grade level roller shutter doors
- Available for occupancy from April 2026

## Units 10 & 11 Deansgrange Business Park

Kill Lane, Deansgrange, Blackrock, A94 CY94

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**5,883 to 6,044 sq ft**

546.55 to 561.51 sq m

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Reference: #354885

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**BER D1 D2**

# Units 10 & 11 Deansgrange Business Park

Kill Lane, Deansgrange, Blackrock, A94 CY94



## Location

Deansgrange Business Park is located approximately 9km south of Dublin city centre in the heart of South County Dublin. The property benefits from its strategic position, just 1.5km from the N11 and less than 5km from the M50.

Providing easy access to all major roadways, the city centre, Dublin Airport and Dublin Port. There is an excellent provision of public transport facilities including multiple bus routes to the city centre and convenient links to the nearest Dart station.

The immediate vicinity has a mixed range of industrial, commercial and residential uses including the NTC Centre, Nesta Storage, Baxter Healthcare Limited and Tile Merchant.

## Accommodation

The accommodation comprises of the following:

| Name           | sq ft         | sq m            |
|----------------|---------------|-----------------|
| Unit - Unit 10 | 6,044         | 561.51          |
| Unit - Unit 11 | 5,883         | 546.55          |
| <b>Total</b>   | <b>11,927</b> | <b>1,108.06</b> |

## BER

Expected BER D1-D2

# Units 10 & 11 Deansgrange Business Park

Kill Lane, Deansgrange, Blackrock, A94 CY94



## Description

Consists of two terrace units, offering light industrial and warehouse space with office accommodation. These units are part of a terrace and can be connected to achieve a larger unit if required of 11,927 sq.ft.

Loading is via two roller shutter level access doors.

Clear internal height of approx. 5.5m.

Car parking and loading area is available to the units.

Two storey modern office accommodation.

Unit 10 provides approx. 1,140 sq ft of office accommodation, while Unit 11 extends to approx. 1,008 sq ft (combined office area of 2,148 sq ft).

The units are currently undergoing a complete refurbishment programme and will be available for occupancy from April 2026.

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## Viewings

Strictly by prior appointment with JLL

## Terms

New long term FRI lease

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