



To Let

Harry Boyden
+353 87 488 7719
harry.boyden@colliers.com

Nick Coveney
+353 87 239 1911
nick.coveney@colliers.com

Colliers
Hambleden House,
19-26 Lower Pembroke Street,
Dublin 2, Ireland
+353 1 633 3700

colliers.ie

PSRA Licence No. 001223

Unit 28 Westlink Industrial Estate Kylemore Road, Dublin 10 D10 N261



Mid terrace industrial unit with office and mezzanine space, extending to a total of 5,791 sq. ft. (538 sq. m.).



Roller shutter access with car parking and unloading area to the front of the unit.



Access to the M50 motorway and N4 at Junction 9 Red Cow and via the Chapelizod Bypass



DESCRIPTION

- Mid-terrace industrial unit with concrete flooring and cavity block walls.
- Access by way of 1 roller shutter door measuring 3.6m wide x 5m high.
- Concrete portal frame with a double skin metal roof with high-bay lighting.
- Clear internal height of approx. 5.46m
- Office finishes include suspended ceilings with LED lighting, carpet flooring and uPVC windows. Small kitchen located in the first-floor office.
- Car parking and unloading area to the front of the unit.

LOCATION

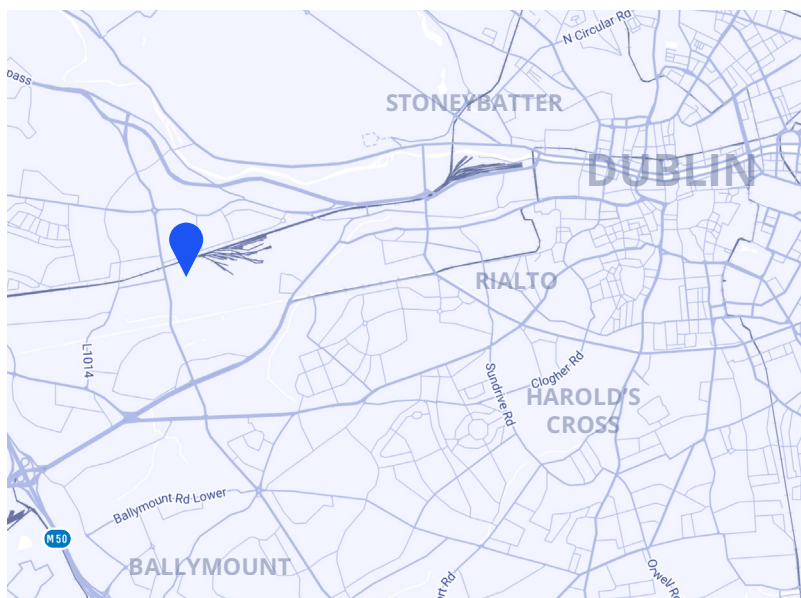
The property is located in Westlink Industrial Estate, accessed off the Kylemore Road. The estate is in close proximity to the M50 motorway and N4 at Junction 9 Red Cow and via the Chapelizod Bypass. The surrounding area is predominately in industrial uses with a selection of retail warehouses and motor showrooms in the immediate vicinity. Notable occupiers within Westlink Industrial Estate include An Post, Screwfix and Howdens.

LEASE

Available by way of Assignment or sublease with further details on application.

SCHEDULE OF ACCOMMODATION

Ground Floor	SQ M	SQ FT
Warehouse	434	4,667
Offices/Staff Facilities	104	1,124
Total	538	5,791



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