



## Unit 13 - 14 Bracetown Business Park, Clonee, Dublin 15

**TO LET**

**BER B1**



1,951 Sq. m



5.9 m. Internal Eaves  
Height



3 Phase  
Power

Sprinklered Warehouse Located in a Fully  
Secured & Managed Park Just 10 Mins Drive to  
M50, Jct. 6

## PROPERTY FEATURES

- Sprinklered Warehouse.
- The property is of clear span steel frame construction with a metal deck roof incorporating 10% translucent rooflights.
- The warehouse floor is of reinforced concrete.
- 2 No. level access doors - 4.8 m wide x 5.2 m high.
- The internal eaves height ranges from 5.9 m to 8.7 m at the edge.
- Fenced and gated development with CCTV.
- Low outgoings.
- Car parking provided.
- 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

|              |              |
|--------------|--------------|
| Warehouse    | 1,951        |
| <b>TOTAL</b> | <b>1,951</b> |

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

## LEASE & ANNUAL RENT

On application.

## BER

BER: B1

BER No. 800020752

Energy Performance Indicator: 127 kWh/m<sup>2</sup>/yr

## DRIVE TIMES

## MINS

|                              |    |
|------------------------------|----|
| M50 Motorway (Junction 6)    | 10 |
| N3 (Junction 10)             | 2  |
| M3 (Junction 5)              | 8  |
| Dublin International Airport | 22 |
| Dublin City Centre           | 37 |

(Source: Google Maps without traffic)



GPS: 53.431024, -6.455863



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PSRA Licence No. 002027



### DISCLAIMER

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