



# To Let / For Sale

**Modern, mid terrace two storey office premises  
extending to approx. 2,420 sq ft**

- Modern, managed business park environment
- Open plan layout with air-conditioning and GFCH
- WC and kitchenette facilities on GF & FF
- Unit is secure and fully alarmed
- Dedicated car parking - 7 spaces

**Unit 12 The Courtyard,  
Kilcarbery Business Park**

Nangor Road, Dublin 22, D22 XY36

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**2,420 sq ft**

224.83 sq m

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**Reference: #70569**

**BER D1**

# Unit 12 The Courtyard, Kilcarbery Business Park

Nangor Road, Dublin 22, D22 XY36



## Summary

BER D1 (239.14)

## Location

Kilcarbery Business Park is a modern, managed estate comprising of 25 'own door' office units.

The Business Park has excellent transport links and the estate is accessed directly from the R134 (New Nangor Road), with the entrance situated directly opposite Profile Park, which is a well known data centre development

The N7 – Naas Road (Junction 2 – Kingswood Interchange) can be reached within minutes and provides direct links to the M50 Motorway.

The M50 provides access to the national road network and can be reached within 10 mins from Kilcarbery Business Park

Notable occupiers within the immediate environs include Google, Microsoft, Pfizer, Aryshta, BWG Foods and PRL.

The area has witnessed major development in recent years and is now considered to be one of the best locations in the country for high technology, pharmaceutical, manufacturing and logistics use

## Description

Mid terrace, own door two storey office unit  
Solid concrete carpeted floors  
Plastered and painted walls  
Suspended ceilings with recessed fluorescent lighting  
Perimeter trunking for power and data cabling  
Air conditioning cassettes throughout  
Gas fired central heating  
WC & staff kitchenette facilities on GF & FF  
Dedicated car parking

## Building Energy Rating

BER: D1  
BER No: 8 00793150  
EPI : 239.14 kWh/m<sup>2</sup>/yr

## Rosie Carey

+353 1 477 9709 | +353 86 440 2172  
rosie.carey@jll.com

## Cathal Morley

+353 1 673 1615 | +353 86 783 2141  
cathal.morley@jll.com

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