



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

2,420 sq ft

224.83 sq m

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, Aryzta, 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/m²/yr

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