



Warehouse & Offices, Kylemore Way, Inchicore, Dublin 8

TO LET

BER B1 C1



2,164 sq m



9.1 m. Clear Internal Height



3 No. Dock Levellers

Detached Warehouse & Offices with Generous Yard and New Racking



LOCATION HIGHLIGHTS

- Central location between the M50 and City Centre.
- 700 m. from Kylemore Road.
- 1.6 km. from the Naas Road.
- 3.4 km. from M50 Jct. 9 (Red Cow).
- 6.5 km. from the City Centre.
- 700m. (9 minute walk) from Blackhorse Luas Stop at Goldenbridge.

PROPERTY FEATURES

- Detached, high bay warehouse, divided into sections.
- Separate, detached 2 storey offices.
- 3 No. dock levellers.
- 9.1 m. clear internal height.
- Generous, gated yard.
- Additional gated parking area.
- New racking in warehouse.
- Suitable for ambient or cold storage.
- Offices provide a range of small and large offices, a canteen and WCs.
- Finishes include OFCH, perimeter trunking on first floor, and carpet / laminate flooring.
- 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

Detached Warehouse	1,573
Detached 2 Storey Offices	591
TOTAL	2,164

SITE AREA

0.48 Ha. / 1.2 Acres.

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

BER

BER: B1-C1
BER No's. 800523300 - 800523318
Energy Performance Indicator's: 124 - 339 kWh/m²/yr

LEASE

Available on a new short term FRI Lease.

ANNUAL RENT

On application.



DRIVE TIMES	MINS
Kylemore Road	1
Naas Road (N7)	3
Outer Ring Road	11
M50 Motorway (Junction 9)	7
Dublin City Centre	15

(Source: Google Maps without traffic)

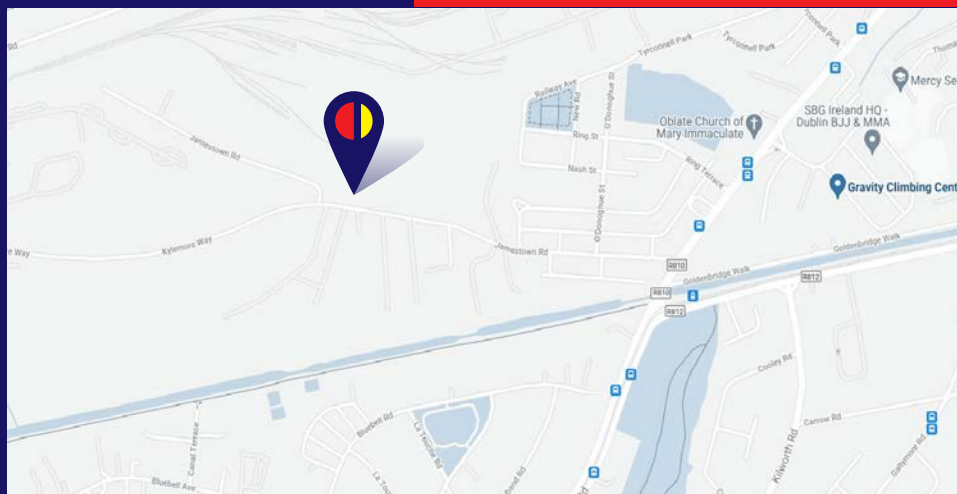
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DISCLAIMER

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