

ORION

BUSINESS
CENTRE



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211 sq m

UNIT 14

Northwest Business Park, Ballycoolin, Dublin 15, D15 CK80

Modern Industrial & Office Unit in a Managed Development



PROPERTY FEATURES

- Modern, centre of terrace enterprise unit.
- Attractive architectural composite panels to front elevation.
- Double glazed aluminium windows and personnel access door.
- Clear span industrial space.
- Internal eaves height of 7 m.
- High output lighting and 3 phase power supply to industrial space.
- Automated, full height, sectional up and over loading door, 3 m wide x 5.8 high.
- Newly painted and carpeted, fully fitted offices & staff facilities situated to the front.
- Additional finishes to offices include plastered & painted walls, suspended ceilings incorporating recessed light fittings and electric storage heating.
- Actively managed development.
- Designated car parking.
- 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.

DRIVE TIMES	MINS
M50 Motorway Junction 5	8
M50 Motorway Junction 6	8
Dublin City Centre	25
Dublin International Airport	15
Dublin Port Tunnel	14

SOLE AGENT



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PSRA Licence No. 002027

ACCOMMODATION

Measurement Application - Gross External

	sq m
Industrial Space	127
Two Storey Offices & Staff Facilities	84
TOTAL	211

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

LEASE & ANNUAL RENT

On Application.

BER

BER: E1
 BER No. 800352601
 Energy Performance Indicator: 395 kWh/m²



Disclaimer

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