



Bracetown Business Park, (Units 11-12 & Units 13-14), Clonee, Dublin 15

TO LET**BER B1**

1,910 sq m -
3,820 sq m



4 No. Level
Access Doors



M50 Motorway
Access

Detached Industrial / Warehouse Unit/s in a
Secure and Actively Managed Development

PROPERTY FEATURES

- The property is of clear span steel frame construction with a metal deck roof incorporating 10% translucent rooflights.
- The business park benefits from static security guards and an integrated CCTV system.
- The warehouse floor is of reinforced concrete.
- Lighting, a sprinkler system and a three phase power supply are provided.
- Loading access is provided to each of the two semi detached units via 2 No. automated steel roller shutter doors, 4.8 m wide x 5.2 m high.
- The internal eaves height ranges from 5.9 m to 8.7 m in the centre.
- 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

Unit 11-12	1,910
Unit 13-14	1,910
Unit 11-14	3,820

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/m²/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



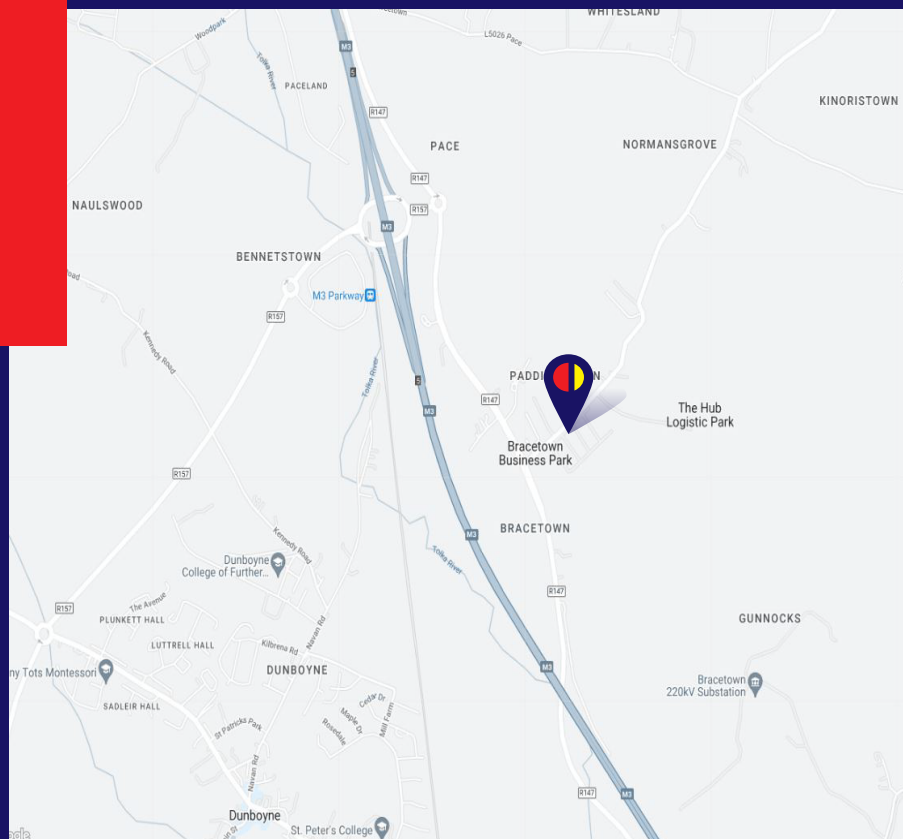
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PSRA Licence No. 002027



DISCLAIMER

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