



Unit 7 - 10 Bracetown Business Park, Clonee, Dublin 15

TO LET**BER B1**

3,910 sq m

5.9 m Internal Eaves
Height3 Phase
Power

Sprinklered Warehouse Located in a Fully
Secured & Managed Park Just 10 Mins Drive to
M50, Jct. 6

PROPERTY FEATURES

- Fully Sprinklered Warehouse.
- The property is of clear span steel frame construction.
- 50% of the roof has been overlaid with twin skin metal deck.
- 2 no. dock levellers and 4 no. level access doors.
- The internal eaves height ranges from 5.9 m at the edge to 8.7 m at the ridge.
- Fenced and gated development with CCTV.
- Low outgoings.
- 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

Warehouse	3,910
TOTAL	3,910

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



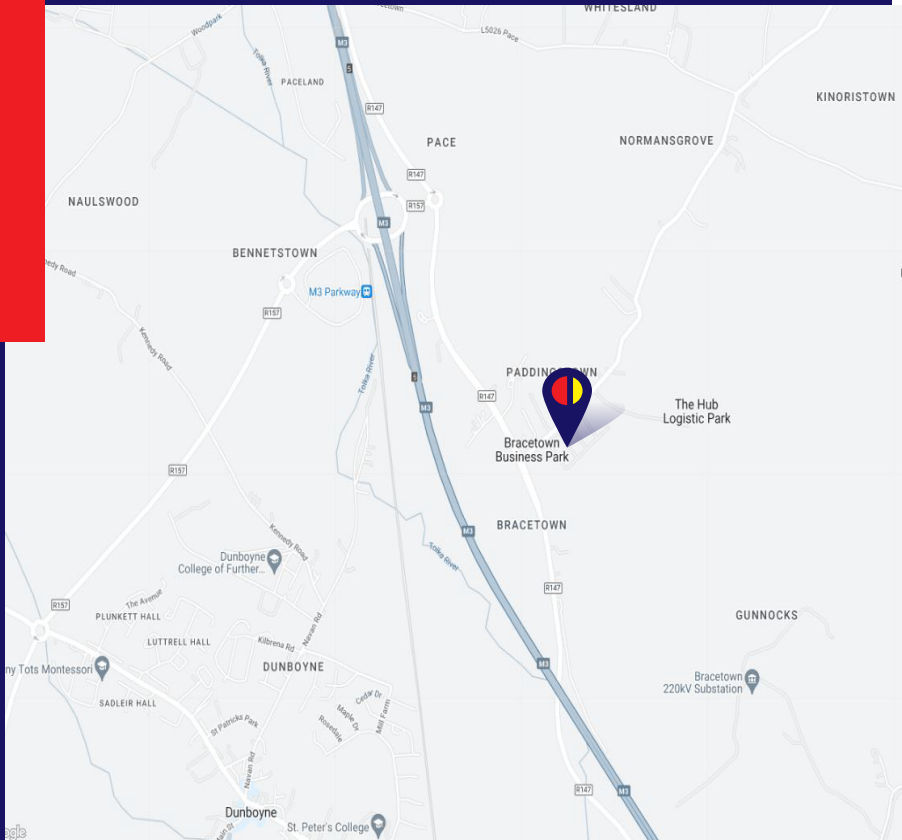
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PSRA Licence No. 002027



DISCLAIMER

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