

# ORION BUSINESS CENTRE



**TO LET**

# ORION BUSINESS CENTRE

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.

## ACCOMMODATION

Measurement Application - Gross External

	sq m
Industrial Space	127
Two Storey Offices & Staff Facilities	84
<b>TOTAL</b>	<b>211</b>

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

## LEASE & ANNUAL RENT

On Application.

## BER

BER: E1  
 BER No. 801129040  
 Energy Performance Indicator: 285 kWh/m

### 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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### Disclaimer

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