



To Let

Light Industrial Unit extending to 5,410 Sq Ft

- Highly accessible unit located just off Broomhill Road
- Recently refurbished with a new metal deck roof
- Loading access by way of one roller shutter door
- Eaves height of approx. 5m
- Expected BER of D2

Unit 65

Broomhill Road, Dublin 24, Tallaght, D24 V968

5,410 sq ft

502.61 sq m

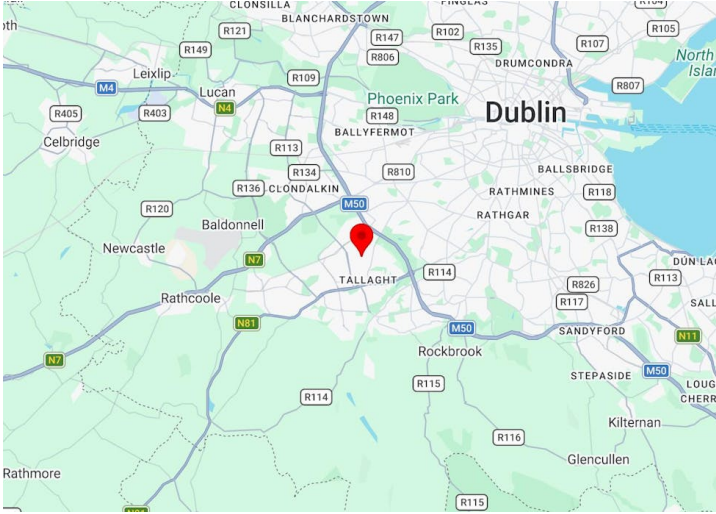
Reference: #355153

BER D2

Unit 65



Broomhill Road, Dublin 24, Tallaght, D24 V968



Location

Unit 65 Broomhill Road, Tallaght is situated in an established commercial / industrial location and being situated approximately 12km southwest of Dublin city centre, the unit benefits from excellent connectivity:

- Direct access to the M50 orbital motorway (Junction 10) connecting to all major national routes.
- Proximity to the N81 Tallaght Bypass.
- Approximately 30 minutes from Dublin Airport via the M50.
- Well-served by public transport, notably the Luas Red Line with stops within walking distance.
- Multiple Dublin Bus routes serving the area.

Tallaght is Dublin's largest suburb with a substantial local workforce and continues to see significant investment in infrastructure and commercial development.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Two Storey Offices	1,060	98.48	Available
Ground - Warehouse	4,350	404.13	Available
Total	5,410	502.61	

Unit 65

Broomhill Road, Dublin 24, Tallaght, D24 V968



Description

- Newly refurbished metal deck roof with Perspex rooflights and LED lighting.
 - Pre-cast concrete frame construction with concrete block in-fill walls to full height.
 - External facade is of architectural forticrete brickwork with modern PVC windows.
 - Reinforced concrete floor with power floated finish.
 - Warehouse is accessed via a roller shutter door to the front elevation.
 - Eaves height approximately 5 metres.
 - Security shutters are provided to all windows at GF level.
-
- Offices across two storeys and the specification includes plastered and painted walls and ceiling, recessed lighting and carpeted concrete floors.
 - WC facilities are accessed through the warehouse.

Sam Cassidy

086 833 5456 | + 353 16731614

sam.cassidy@jll.com

Rosie Carey

+353 1 477 9709 | +353 86 440 2172

rosie.carey@jll.com

Viewings

Strictly by prior appointment with sole agent JLL

Terms

New Full Repairing and Insuring lease (FRI)

The particulars and information contained in this brochure are issued by Jones Lang LaSalle on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information, they do not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The particulars and information are given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the particulars and information given. None of Jones Lang LaSalle, its employees, agents or affiliate companies, makes any warranty or representations whether express or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser/tenant or any third party arising out of the particulars or information. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any applicable taxes or VAT arising out of the transaction.