

ORION

BUSINESS
CENTRE



BER E1

TO LET

ORION

BUSINESS
CENTRE

211 sq m

UNIT 32

Northwest Business Park, Ballycoolin, Dublin 15, D15 YE94

Modern Industrial & Office Unit in a Managed Development



PROPERTY FEATURES

- Modern, end of block 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 m. 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



Tel: +353 1 453 2755

Web: www.harvey.ie

Email: info@harvey.ie

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. 800775116

Energy Performance Indicator: 240 kWh/m²



Disclaimer

Particulars are set out as a general outline for potential purchasers / tenants and whilst every care has been taken in their preparation, they do not constitute an invitation to treat, or an offer or contract of any kind. All descriptions, floor areas, site areas, dimensions, plans, maps, computer generated images, references to condition, permissions or licences of use or occupation, access and other details, are for guidance purposes only and may be subject to change. The particulars and information are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely upon them as statements or representations of fact, and is specifically advised to satisfy themselves as to their accuracy by carrying out their own due diligence at their own expense. No principal or employee of William Harvey Ltd t/a HARVEY has any authority to make or give any representation or warranty in respect of any property and no liability will be accepted in respect of any loss suffered by any intending purchaser / tenant or third party arising out of information contained on these web pages, brochures or given verbally. Prices and/or annual rents are quoted exclusive of VAT and any other applicable taxes that the purchaser / tenant will be liable for and the purchaser/tenant must satisfy themselves independently as to the incidence of VAT, stamp duty and all additional outgoings or associated acquisition costs in respect of any transaction.