

**FOR SALE/TO LET**

**3A AVONBEG INDUSTRIAL ESTATE,  
LONG MILE ROAD, DUBLIN 12, D12 AY96**



**Details:**

- Well located Stores/Offices. Ideal for conversion to **Showrooms**.
  - Ideal Trade Counter, Tiles, Bathrooms, Electrical etc.
  - 400m from Kylemore Luas, 1.5 km from M50, 9 Km from City.
  - Adj. Maxol, MSS Hire, Renault Trucks.
  - Rear Vehicular Roller Door. Protected Roller Shutters.
  - Excellent Parking/Loading.
  - In Superb Condition. Metal stores roof lighting.
  - 3 Phase Power / Toilets / Kitchen.
  - Fully Finished Offices. GFCH/Electric Heating.
- |                           |               |
|---------------------------|---------------|
| Total GEA:                | 4,777 Sq. Ft. |
| Stores:                   | 1,577 Sq. Ft. |
| Offices Gr.:              | 1,600 Sq. Ft. |
| Offices 1 <sup>st</sup> : | 1,600 Sq. Ft. |
| Eaves:                    | 10 Feet       |
| Parking:                  | 15+           |
| Rates 2026:               | €6,575        |
| BER:                      | C.            |
| Terms:                    | On Request    |

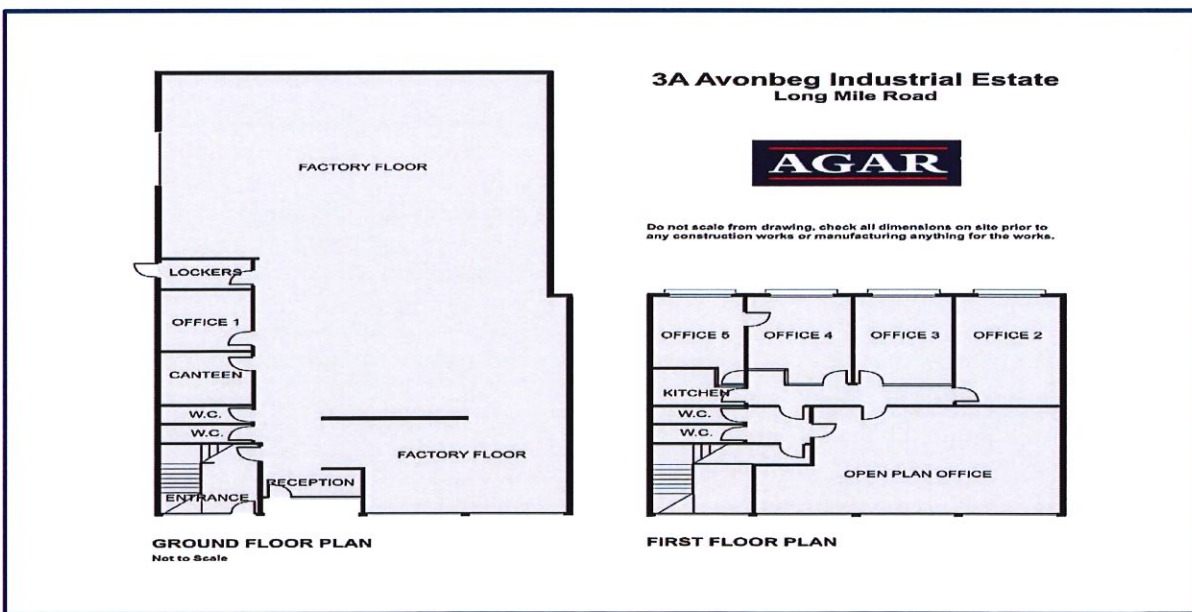
**\*VIEWING HIGHLY RECOMMENDED\***

Contact: John Agar - jagar@agar.ie - 086 2562359

Subject to Contract

**VIEWING BY APPOINTMENT**





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