



## Unit 10

Deansgrange Business Park, Kill Lane, Blackrock, A94 T9K5

### **Industrial unit to let located in the well established Deansgrange Business Park**

**6,044 sq ft**  
(561.51 sq m)

- Loading access via 1 grade level roller shutter door
- Clear internal height of 5.5m
- Ample designated car parking spaces
- Secure external yard area extending to 272 sq.ft
- Features office accommodation and a WC
- BER: D1

# Unit 10, Deansgrange Business Park, Kill Lane, Blackrock, A94 T9K5

## Summary

<b>Available Size</b>	6,044 sq ft
<b>Rent</b>	€92,500 per annum
<b>Rates Payable</b>	€14,787 per annum
<b>Service Charge</b>	€8,000 per annum
<b>BER Rating</b>	D1

## Description

The property comprises an industrial unit in Deansgrange Business Park, extending to a total floor area of approximately 561.51sq.m / 6,044sq.ft. This includes office accommodation extending to 105.91sq.m (1,140sq.ft).

The warehouse section is accessed via one grade level roller shutter door, has a clear internal height of 5.5m.

The unit can be interlinked with the adjoining unit (Unit 11) to create a larger unit, with a fire certificate already obtained for the combined unit.

## Location

Deansgrange Business Park is a well established commercial location in South Dublin, positioned just off the N11 and within close proximity to the M50, providing excellent connectivity to Dublin City Centre.

The area benefits from strong public transport including multiple Dublin Bus routes and nearby DART access at Dún Laoghaire.

Notable nearby occupiers include: NCT Centre, Tile Merchant, De Barra, Harrington Electrical Services and In-House Appliance Centre.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Warehouse	4,904	455.60
1st - Floor Offices	1,140	105.91
<b>Total</b>	<b>6,044</b>	<b>561.51</b>



## Viewing & Further Information



**Sam Clarke**

+353 87 103 3725

sclarke@lisney.com



**Sean Gormley**

+353 87 676 8112

sgormley@lisney.com