



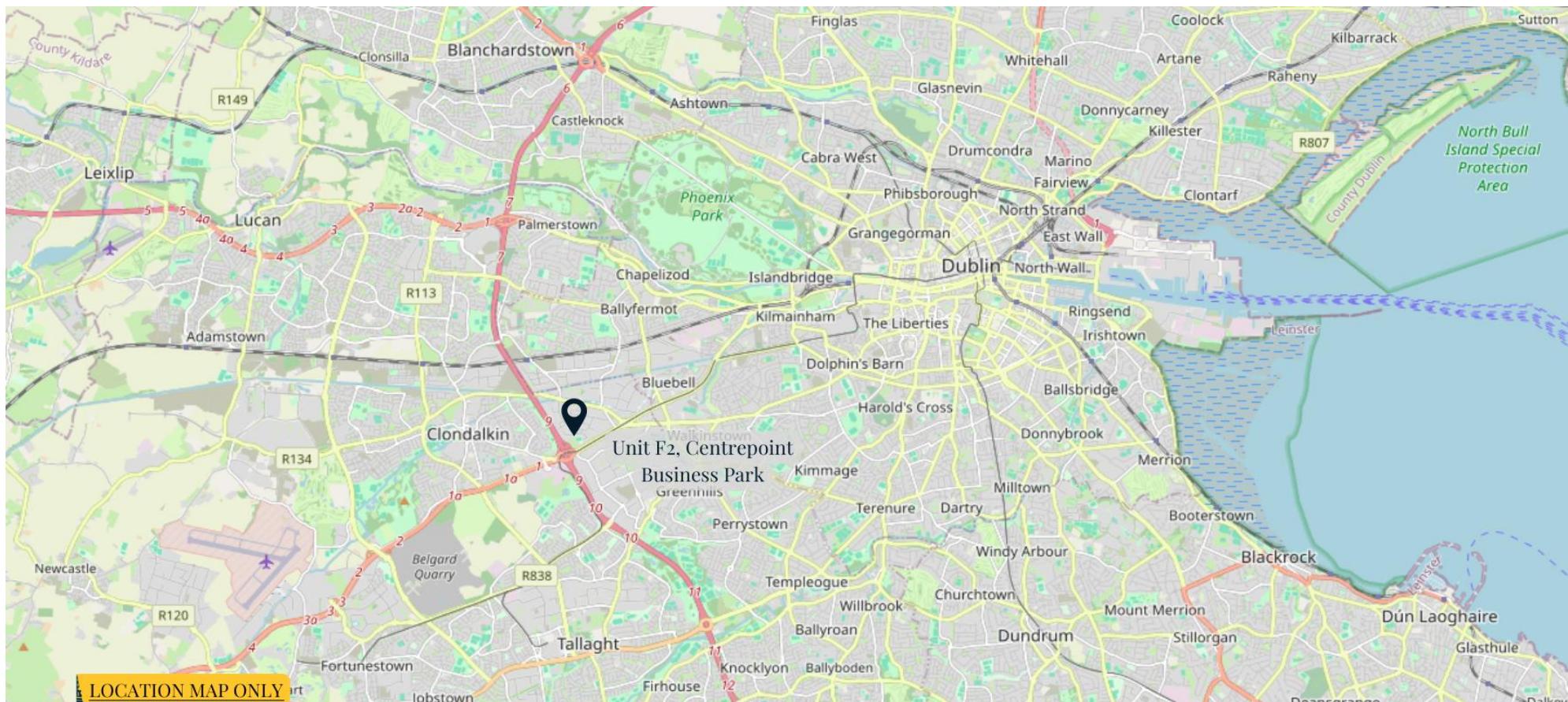
UNIT F2
Centrepoint Business Park
Oak Road | Dublin 12 | D12 X0KW

LOCATION

Centre Point Business Park is strategically located just off Oak Road in Dublin 12. The park lies approximately 3km east of Clondalkin Village, 5km west of Crumlin and 9km west of Dublin City Centre, offering an ideal balance between suburban convenience and city accessibility.

The property benefits from excellent connectivity, with direct access to the M50 Motorway via the nearby Red Cow Interchange (Junction 9). It is situated within a well-established commercial area, surrounded by prominent business and industrial hubs including Western Business Park, Western Industrial Estate and JFK Industrial Estate, with Ballymount and Park West Industrial Estates also in close proximity.

Public transport links are readily available, with nearby bus services at Park West Hotel and Willow Road, the Kylemore Luas stop, and Cherry Orchard mainline rail station, ensuring convenient access for staff and visitors alike.



DESCRIPTION

This well-presented two-storey office/warehouse unit extends to approximately **175 sq m** and offers a practical and flexible layout. The ground floor comprises a bright warehouse space with the benefit of rear access leading directly to additional car parking and loading bay via back doors, providing ease of loading and circulation. A toilet facility is also located at this level.

The first floor is configured into two separate office suites and includes a kitchenette, providing comfortable and functional workspace suitable for a range of business uses. The unit further benefits from car parking to both the front and rear, ensuring ample and convenient parking for staff and visitors alike.







FOR SALE BY PRIVATE TREATY

**GUIDE PRICE:
€295,000 excluding VAT**

**RATES:
€2,145.90**

**SERVICE CHARGE:
€2,062.32**

BER:

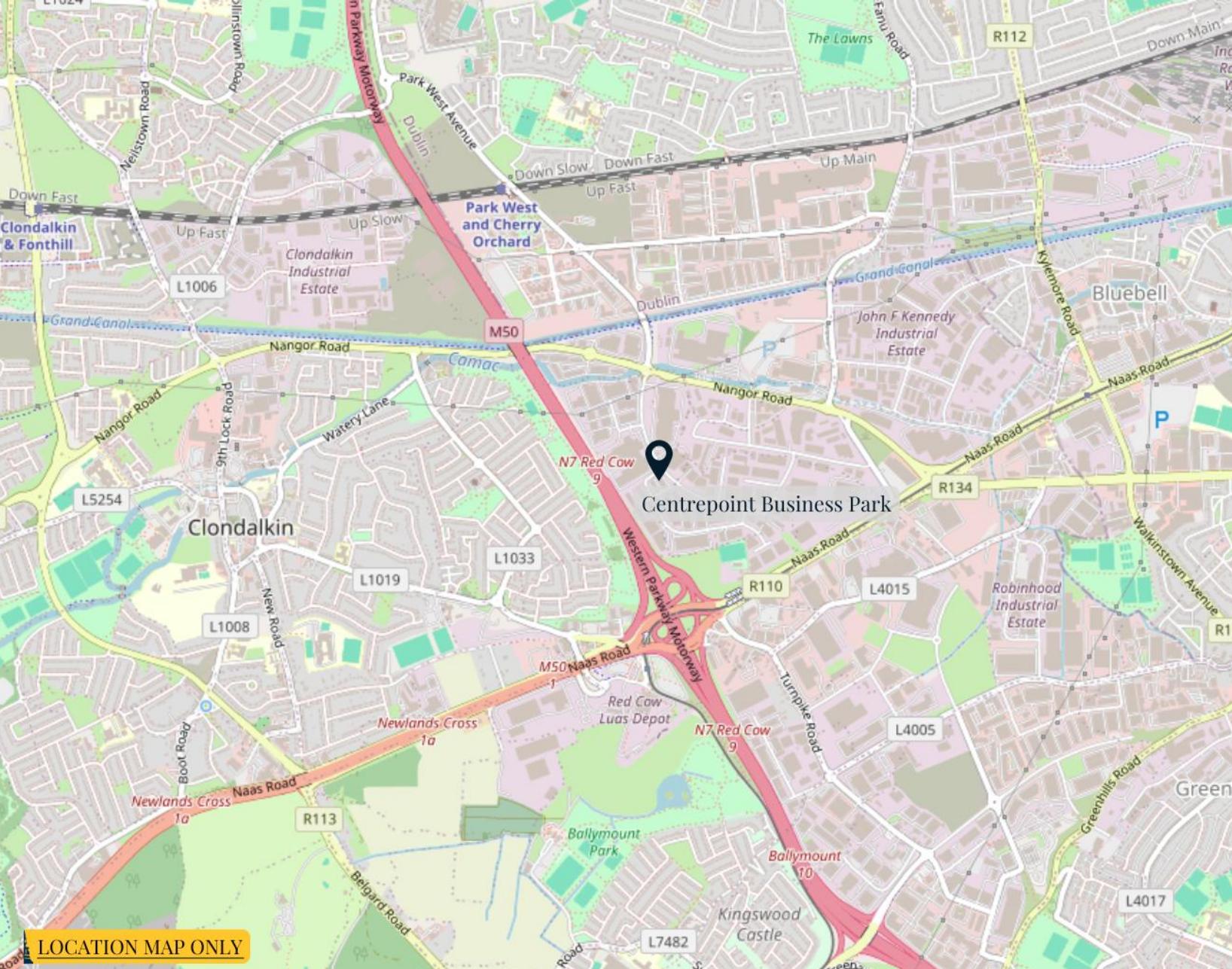
BER E1

J. P. & M. Doyle Ltd.

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