



## Unit 221 Holly Road, Western Industrial Estate, Dublin 12, D12 H6VC

**TO LET**

**BER B3**



863 sq m



Fully Secure  
Site



M50 Motorway  
Access

Fully Re-Roofed and Refurbished Industrial & Office  
Unit with Gated Rear Yard



## LOCATION HIGHLIGHTS

- Western Industrial Estate is one of Dublin's most popular industrial and warehouse locations.
- Situated inside the M50 motorway providing ease of access to both the M50 and city centre.
- Unit 221 is 1.3 km from the Nangor Road, 2 km from the Naas Road, 3.4 km from the M50 Motorway and 5.5 km from the Outer Ring Road (R136).
- Occupiers in the area include Brinks, Brown Thomas, DPD, An Post and Diageo.

## PROPERTY FEATURES

### General

- Fully re-roofed and refurbished industrial & office unit.
- Gated and fenced yard to rear.
- Dedicated car parking to front of unit.
- Natural gas connection.
- 3 phase power supply.

### Industrial

- Twin skin insulated metal deck roof with translucent roof panels providing excellent natural light.
- Sealed reinforced concrete floor.
- 4.8 m clear internal height.
- Loading is from the rear of the building via a level access loading door measuring 4.3 m wide x 4.6 m high.
- LED lighting.

### Offices

- 2 Storey offices comprises a range of office sizes.
- Fully fitted canteen.
- Finishes included suspended ceilings with recessed LED lighting, GFCH, data cabling and carpet.





## ACCOMMODATION (sq m)

Measurement Application - Gross External

Industrial	649
2 Storey Offices & Staff Facilities	214
<b>TOTAL</b>	<b>863</b>
Extension	69

Intending tenants are specifically advised to verify all information, including floor areas. See DISCLAIMER.

## LEASE ASSIGNMENT

- 20 year lease from 11<sup>th</sup> March 2021.
- Next rent review - March 2031.
- Tenant break option - March 2031.
- Full repairing and insuring limited to a Schedule of Condition.
- Annual rent - €105,000 per annum (exclusive).

## BER

BER: B3

BER No. 800437568

Energy Performance Indicator: 354 kWh/m<sup>2</sup>/yr

## ANNUAL RENT

On application.

## INSPECTION

By appointment with Sole Agent, HARVEY.



## DRIVE TIMES

MINS

Nangor Road	3
Naas Road / Long Mile Road	6
Outer Ring Road	10
M50 Motorway Jct.9	8
Dublin Airport	26

(Source: Google Maps without traffic)



GPS: 53.32284, -6.36695



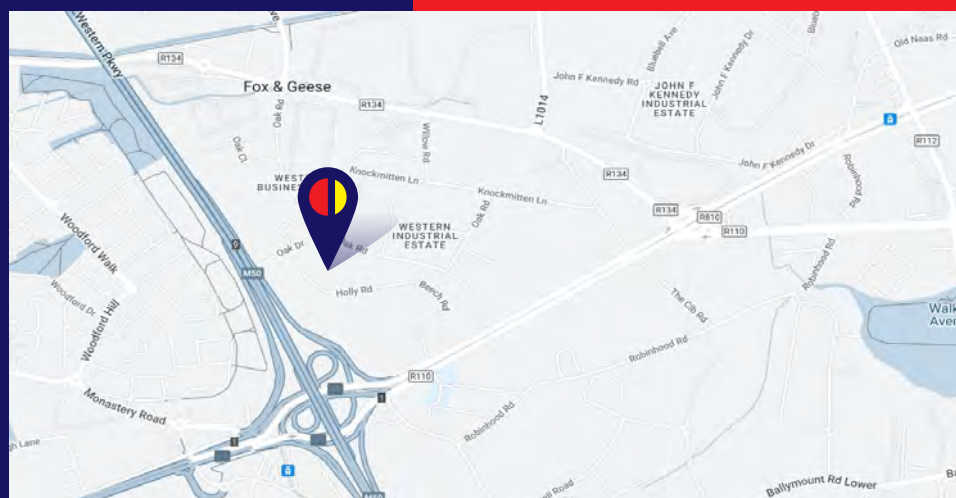
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## DISCLAIMER

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