



Unit 6C Rosemount Business Park, Ballycoolin Road, Dublin 11, D11 AV20

FOR SALE

BER C3



505 sq m



7 m Clear Internal
Height



1 No. Level
Access Door

Modern, Light Industrial / Warehouse and Office Unit
with Generous Yard Space



LOCATION HIGHLIGHTS

- The property is located on the main thoroughfare which connects Rosemount Business Park and Northwest Business Park.
- Convenient to all arterial routes, the Port Tunnel and Dublin International Airport.
- Located just 4.6 km from the N3 / M50 Motorway Interchange (Junction 6) and 5.3 km from the N2 / M50 Motorway Interchange (Junction 5).
- The M1 / M50 Motorway Interchange (Junction 3) is 10.7 km from the subject property.
- Nearby occupiers include DPD, Wincanton Logistics, Joule, Symantec, Nippon Express etc.

PROPERTY FEATURES

Light Industrial / Warehouse

- 7 m clear internal height.
- Twin skin insulated metal deck roof incorporating approximately 10% translucent panels.
- 1 no. automated level access loading door, measuring 3.5 m wide by 4.4 m high.
- Reinforced concrete floors.

PROPERTY FEATURES CONTINUED

Offices & Staff Facilities

- Two storey offices and staff facilities located at the front of the property.
- Tea Station and 2 no. WCs.
- Finishes include carpet floor coverings, suspended & solid ceilings incorporating light fittings, power & data points, electric heating etc.

General

- Modern, light industrial / warehouse & office facility.
- Generous tarmac surfaced yard space, with a depth of 27 m.
- Fully racked accommodation, can be removed if required by an incoming Purchaser.
- 5 no. designated car spaces.
- Please note we have not tested any apparatus, fixtures, fittings, or services. Intended purchasers must undertake their own investigation into the working order of these items.



ACCOMMODATION (sq m)

Measurement Application - Gross External

Light Industrial / Warehouse	424
Two Storey Offices & Staff Facilities	81
TOTAL	505

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

BER

BER: C3
BER No. 801136995
Energy Performance Indicator: 202.94 kWh/m²/yr

TOWN PLANNING

The subject property is situated in an area zoned 'GE' - "To provide opportunities for general enterprise and employment".

TITLE

Long Leasehold.

ASKING PRICE

On application.

INSPECTION

By appointment with Sole Agent, HARVEY.



DRIVE TIMES	MINS
N3/Navan Road	6
M50 Motorway (Junction 6)	8
M50 Motorway (Junction 5)	10
M1/M50 Motorway Interchange	13
Dublin International Airport	18

(Source: Google Maps without traffic)

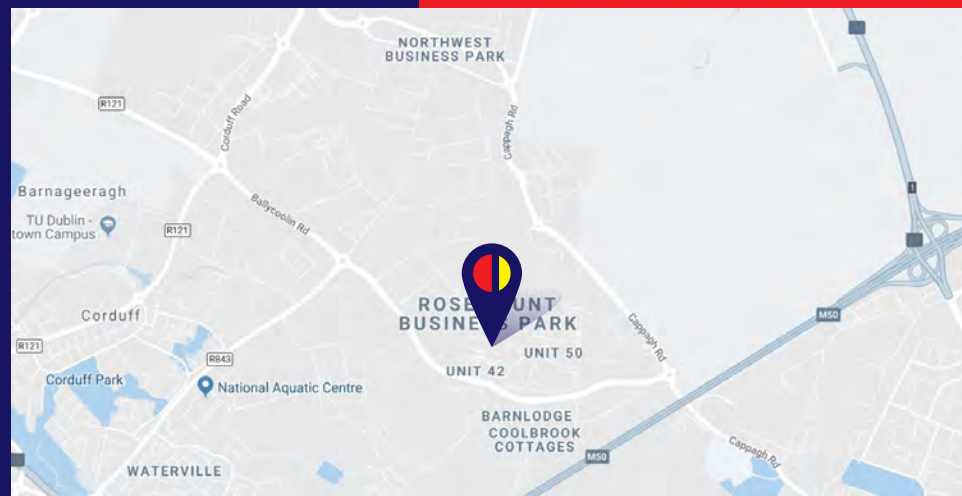
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DISCLAIMER

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