



Unit B13 Aerodrome Business Park, Jordanstown Road, Rathcoole, Co. Dublin

TO LET

BER B2



332 sq m



8 m Clear Internal
Height



Direct N7 Access

Fully Refurbished, High Quality Mid-Terrace
Warehouse & Office Unit



LOCATION HIGHLIGHTS

- Aerodrome Business Park is one of Southwest Dublin's most recently developed parks, situated in a prime location only 550 metres from the Naas Road (N7).
- Strategically located and affording excellent access to the National Roads Network, the M50 Motorway is within 10 minutes' drive time, approx. 8.5 km to the N7 / M50 Motorway Interchange (Junction 9).
- The Outer Ring Road, accessed via the Kingswood Interchange on the N7 (3.4 km from the Rathcoole Interchange) links the Naas Road (N7) with the N4 and the Tallaght by-pass (N81).
- Occupiers in the Park include PRL Group, Catering Disposables, Fannin Healthcare, ECI JCB, Wesco, LifeStyle Sports & Iron Mountain.

PROPERTY FEATURES

Warehouse

- 8 m clear internal height.
- Twin skin insulated metal deck roof incorporating approximately 10% translucent panels.
- Portal frame construction with block walls to full height.
- 1 no. automated level access door.
- New LED lighting.
- Reinforced concrete floors.

PROPERTY FEATURES CONTINUED

Office

- Two storey offices and staff facilities located at the front of the property.
- A brief summary of the refurbishment works includes; new ceiling tiles with recessed LED lighting to the office accommodation, new floor coverings throughout the office accommodation & toilet areas, new kitchenette units, units will be handed over in turnkey condition.
- Highly sustainable, with an upgraded BER of B2 post completion of Landlord works.

General

- Fully Refurbished, High Quality Mid-Terrace Warehouse & Office Unit.
- Generous loading areas to the front.
- 2 no. designated car parking spaces, with additional communal parking within the scheme.
- 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

Warehouse	252
Two Storey Offices & Staff Facilities	80
TOTAL	332

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

BER

BER: B2
BER No. 801151622
Energy Performance Indicator: 115.64 kWh/m²/yr

LEASE & ANNUAL RENT

On application.

INSPECTION

By appointment with Joint Agents, HARVEY or CBRE.



DRIVE TIMES	MINS
N7 (Naas Road)	1
Outer Ring Road (R136)	4
M50 Motorway (Junction 9)	7
Dublin International Airport	20
Dublin Port Tunnel	21
Dublin City Centre	23

(Source: Google Maps without traffic)

 **GPS: 53.291185, -6.463954**



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DISCLAIMER

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