

# TO LET

A Rated Fully Refurbished Units



## AERODROME

BUSINESS PARK

BLOCK B3

Aerodrome Business Park • Jordanstown Road • Co. Dublin





Location Highlights

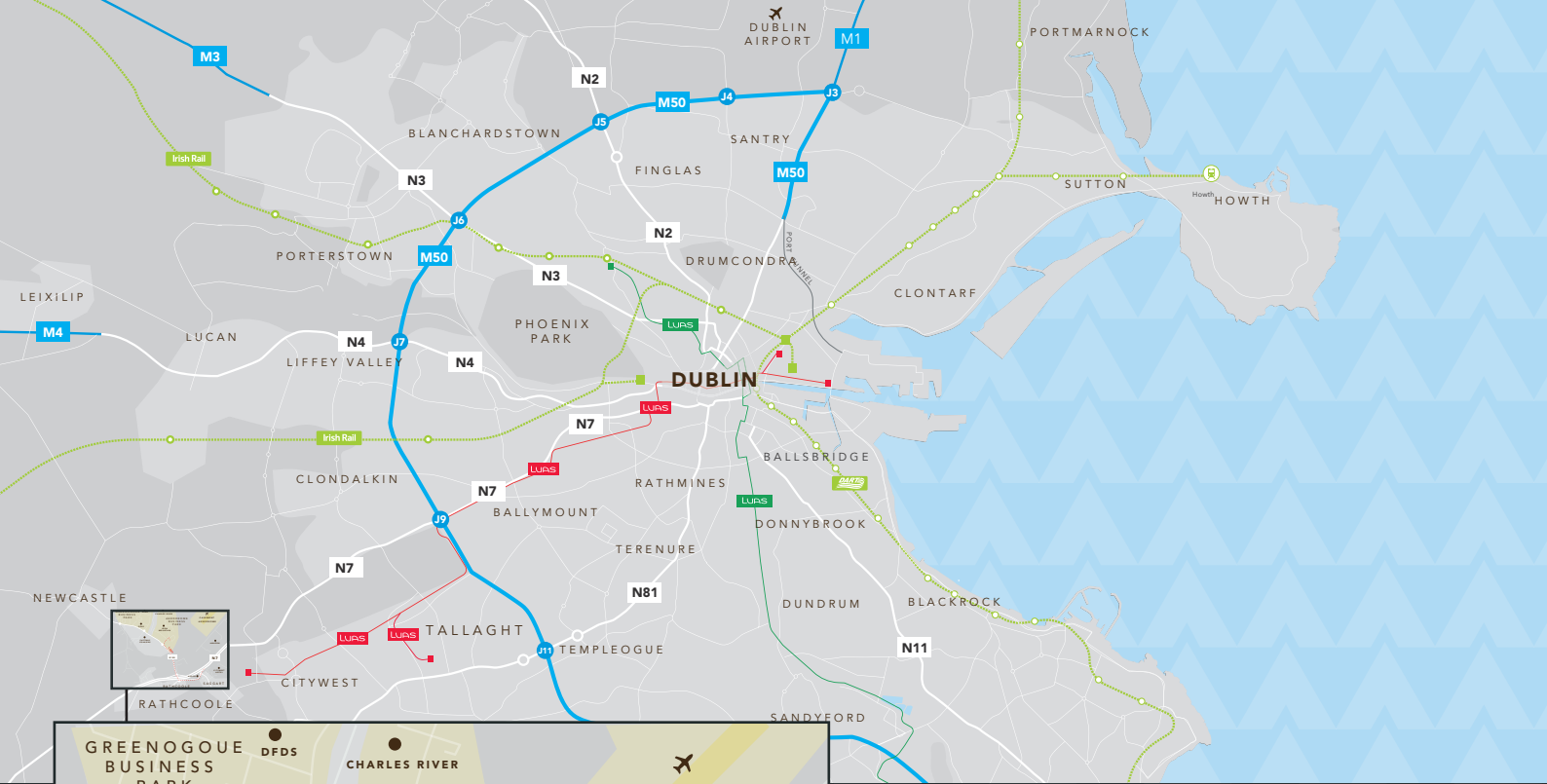
Aerodrome Business Park is one of Southwest Dublin’s most recently developed parks, situated in a prime location only 550 metres from the Naas Road (N7).

Strategically positioned and affording excellent access to the National Roads Network, the M50 Motorway is within 10 minutes’ drive time. The Outer Ring Road linking the Naas Road (N7) with the Lucan By-Pass (N4) and the Tallaght By-Pass (N81) is only 3.4 km from the Rathcoole Interchange on N7. The development is a secure and actively managed Park.



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

Source: Google Maps Off-Peak



Property Highlights



8 m CIH



1 Grade Door



Highly Sustainable  
- Targeting BER A



Air Conditioning  
in Offices



Communal Parking



Solar  
Panels



Substantially  
Refurbished



From 3,500 sq.ft.  
to 10,000 sq.ft.



Direct Access  
to the N7 and  
M50 Motorway

In Good Company





## Block B3 Schedule of Accommodation

### Measurement Application – Gross External

Unit No.	Sq.m.	Sq.Ft.	Occupier
Unit B4	650.79	7,005.00	Strahan
Unit B5	328.97	3,541.00	Strahan
Unit B6	332.04	3,574.00	Vacant
Unit B7	332.69	3,581.00	Vacant
Unit B8	338.54	3,644.00	Europa Foods
Unit B10	660.17	7,106.00	Strahan
Unit B11	296.08	3,187.00	Strahan
Unit B12	330.83	3,561.00	Strahan
Unit B13	332.41	3,578.00	Vacant
Unit B14	335.66	3,613.00	Beton
Unit B15	339.00	3,649.00	Secure Innovation

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



### Rent

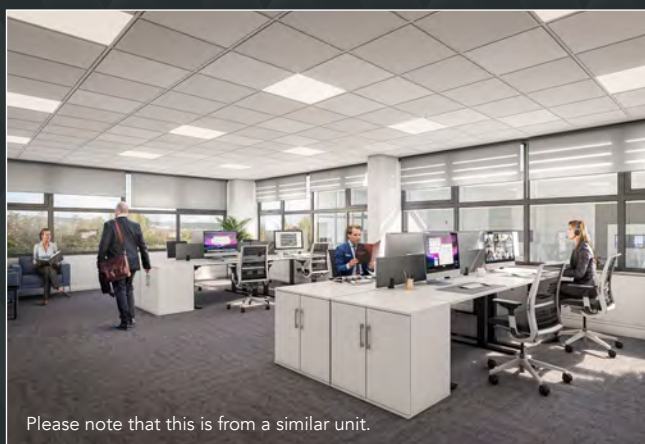
On Application.

### Lease

New lease, terms on application.

### BER

**BER A3** TARGETED



### Joint Letting Agents



PRSA Licence No. 002027

Hugh Herity

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# CBRE

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