

Unit 1 Kilcarbery Park, Nangor Road, Dublin 22, D22 HO29

INVESTMENT



Details:

- * Modern End of Terrace Unit
- * Award Winning Scheme
- * **24 Hour Secured Estate**
- * Excellent Access to N7, N4 & Outer Ring Road
- * 6 km to M50, 10 km to Dublin City, 25 km to Dublin Airport
- * Neighbours include Google, Pfizer, Microsoft, Takeda, Ballygowan, Telecity & Martin Brower.
- * **Let under a new ten year lease from 1st November 2023 with a five year break option @ €62,500 pa to Diatic Graphic Products Ltd with a net worth of €4.14M. (Vision Net).**

NOTE *** NO VAT ***

Total Size (GEA):	395 Sq. M.
Warehouse:	223 Sq. M.
Two Storey Office:	172 Sq. M.
Eaves Height:	8 Metres (approx)
Car Parking:	4 Spaces
Income:	€62,500 p.a. excl.
BER:	C2

Contact: John Agar - 086 2562359 - jagar@agar.ie

Subject to Contract

VIEWING BY APPOINTMENT



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