



## Unit 11

Deansgrange Business Park, Kill Lane, Blackrock, A94 Y9K5

**Industrial unit available to let located in the well established Deansgrange Business Park**

**5,883 sq ft**  
(546.55 sq m)

- Loading access via 1 grade level roller shutter door
- Clear internal height of 5.5m
- Ample designated car parking spaces
- Secure external yard area extending to 258 sq.ft
- Features office accommodation and a WC
- BER: D1

# Unit 11, Deansgrange Business Park, Kill Lane, Blackrock, A94 Y9K5

## Summary

<b>Available Size</b>	5,883 sq ft
<b>Rent</b>	€90,000 per annum
<b>Rates Payable</b>	€10,893 per annum
<b>Service Charge</b>	€7,778 per annum
<b>BER Rating</b>	D1

## Description

The property comprises an industrial unit in Deansgrange Business Park, extending to a total floor area of approximately 546.55sq.m / 5,883sq.ft This includes office accommodation extending to 93.65sq.m (1,008sq.ft)

The warehouse section is accessed via one grade level roller shutter door, has a clear internal height of 5.5m

The unit can be interlinked with the adjoining unit (Unit 10) to create a larger unit, with a fire certificate already obtained for the combined unit.

## Location

Deansgrange Business Park is a well established commercial location in South Dublin, positioned just off the N11 and within close proximity to the M50, providing excellent connectivity to Dublin City Centre.

The area benefits from strong public transport including multiple Dublin Bus routes and nearby DART access at Dún Laoghaire.

Notable nearby occupiers include: NCT Centre, Tile Merchant, De Barra, Harrington Electrical Services and In-House Appliance Centre

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Warehouse	4,875	452.90
1st - Floor Offices	1,008	93.65
<b>Total</b>	<b>5,883</b>	<b>546.55</b>



## Viewing & Further Information



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