

4 OAK ROAD BUSINESS PARK, off NANGOR ROAD,  
DUBLIN 12, D12 TF89

**FOR SALE**



## Details:

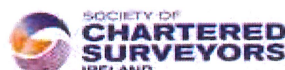
- \* Modern mid-terraced Warehouse & Offices.
- \* Excellent location close to Nangor Road and Naas Road.
- \* 3km from Red Cow / M50 Interchange (Junction 9).
- \* 8km South West of Dublin City Centre.
- \* LUAS Red Line on Naas Road.
- \* Fully fitted offices incl. Boardroom.
- \* Electric Heating / 3 phase power.
- \* Tea Station, Intruder Alarm, Intercom.
- \* EV Charger installed
- \* Video surveillance system.

|                    |              |
|--------------------|--------------|
| Total (GEA):       | 432.3 Sq. M. |
| Warehouse:         | 253.2 Sq. M. |
| Offices:           | 179.1 Sq. M. |
| Eaves:             | 7.3 Metres   |
| Parking Spaces:    | 8            |
| Rates (2025):      | €5,685.60    |
| S. Charges (2025): | €2,208.46    |
| BER Rating:        | C1           |
| Price (excl. VAT): | On Request.  |

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

Subject to Contract

**VIEWING BY APPOINTMENT**



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# AGAR

COMMERCIAL PROPERTY CONSULTANTS  
ACQUISITION & DEVELOPMENT ADVISERS

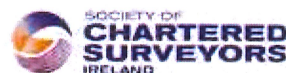
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