



Unit 1 Oak Road Business Park, Nangor Road, Dublin 12, D12 DC95

TO LET

BER D1



422 sq m



1 No. Level
Access Door



7 m Clear Internal
Height

Modern, Recently Decorated, Light Industrial & Office Unit, Ideally Positioned at Business Park Entrance



AI Altered

LOCATION HIGHLIGHTS

- Unit 1 is ideally positioned at the entrance to Oak Road Business Park.
- Amenities within the Park include Subway, Chopped and a Circle K convenience store.
- Oak Road Business Park is 500 m from the Nangor Road, 3.3 km from the Naas Road (N7) & M50 Motorway (Junction 9) and 4.7 km from the Outer Ring Road (R136).
- A shuttle bus service operates from the Kylemore Luas Stop linking with Park West, as well as the G1 Dublin Bus service operating from Spencer Dock to Red Cow Luas.
- Occupiers in the area include An Post, Jysk, Lindab, Brinks & Elis.

PROPERTY FEATURES

Light Industrial

- Corner of block, light industrial & office unit.
- 1 No. level access door.
- 7 m clear internal height.
- Concrete portal frame construction.
- Twin skin cement fibre roof, incorporating approx. 10% translucent panels.
- Profile cladding finish to front elevation.

PROPERTY FEATURES CONTINUED

General

- Secure, managed development.
- Recently redecorated office accommodation.
- 3 No. designated car parking spaces at the front.
- 3 phase power supply.
- Office accommodation is set out over ground and first floors, in a predominately open plan format. The specification briefly comprises painted and plastered walls, carpeted floor coverings, perimeter sockets & data points, suspended ceilings with recessed LED lighting and new electric heating.
- Please note we have not tested any apparatus, fixtures, fittings, or services. Intended tenants must undertake their own investigation into the working order of these items.



ACCOMMODATION (sq m)

Measurement Application - Gross External

Light Industrial	239
Ground Floor Workshop	21
Two Storey Offices & Staff Facilities	162
TOTAL	422

Intended tenants must undertake Intending tenants are specifically advised to verify all information, including floor areas. See DISCLAIMER.

BER

BER: D1

BER No: 801144114

Energy Performance Indicator: 340.03 kWh/m²/yr

LEASE & ANNUAL RENT

On application.

INSPECTION

By appointment with Sole Agent, HARVEY



DRIVE TIMES	MINS
New Nangor Road	1
Naas Road / Long Mile Road	4
Outer Ring Road (R136)	8
M50 Motorway (Junction 9)	6
Dublin International Airport	20
Dublin City Centre	16

(Source: Google Maps without traffic)

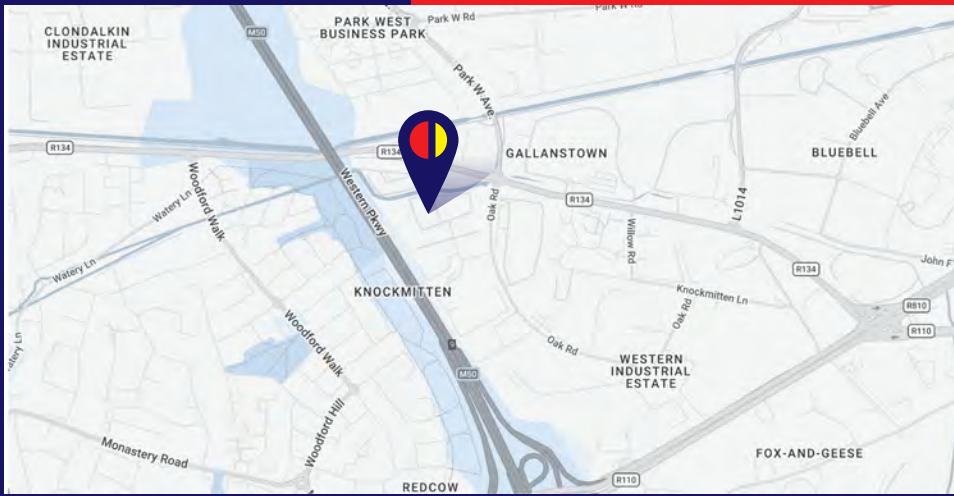
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DISCLAIMER

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