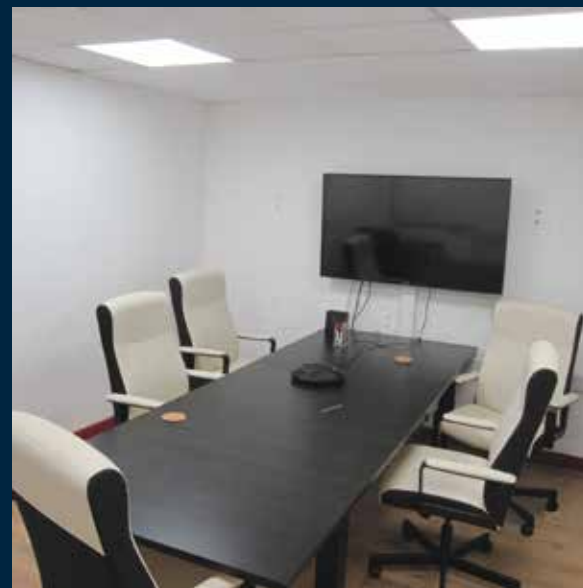




Tenant not affected



UNIT 31 PARK WEST ENTERPRISE CENTRE NANGOR ROAD, DUBLIN 12

Mid-terraced, own door
self-contained business unit.
Occupied by Wireless Connect Limited
c. 209 m² GEA
Producing €9,000 p.a.

FOR SALE

Tenant not affected

01 662 3113
www.quinnagnew.ie



**QUINN
AGNEW**

LOCATION

The property is located within a modern business park off Nangor Road an easily accessed city location close to the M50, N7 and M4 motorways and only c. 8 km southwest of Dublin City Centre.

Park West has a host of amenities including several cafes and restaurants, Park West Pharmacy, Energie Fitness Club, Giraffe Childcare and The Aspect Hotel.

The area is well serviced by transport links including Park West & Cherry Orchard Train Station, several Dublin Bus routes and LUAS shuttle bus service

DESCRIPTION

The property comprises a two storey mid-terraced, own door self-contained business unit.

It is of concrete portal frame construction with concrete block in-fill walls to full height.

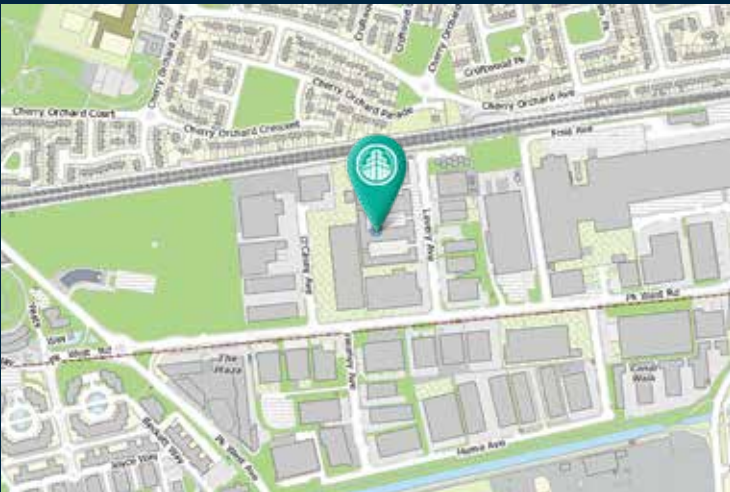
The roof is metal decked.

Internally the property comprises briefly of warehouse on the ground floor along with a boardroom and fully fitted kitchen/staff welfare area.

The first floor comprises a large open plan office, training room and mezzanine storage area.

Finishes include:

- Gas fired central heating
- Fully alarmed
- Electric roller shutter
- LED recessed lighting
- Cat 5 cabling



ACCOMMODATION

The approximate gross external floor areas comprise the following:

	m ²
Ground Floor	
Warehouse:	46.0
Office:	85.7
First Floor	
Offices:	50.5
Mezz:	26.5
Total:	<u>208.7(2,246sq.ft.)</u>

All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence.

TENANCY

The property is occupied by Wireless Connect Limited current rent of €9,000. We understand that the lease is expired and the tenant is over holding

Wireless Connect specialize in providing broadband in rural communities and business broadband services across the country.

Please note, this is an investment sale. The tenants are not affected.

BER RATING

BER C1

BER No. 800585440

EPI: 305.35 kWh/m²/yr 1.13



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