

Lisney

**QUINN
AGNEW**

6623113

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TO LET

**UNIT 4 NAAS ROAD INDUSTRIAL PARK,
NAAS ROAD, DUBLIN 12**

BER D1



- Corporate HQ building which can be split.
- Quality office/warehouse space.
- Approx. 2,418 sqm.
- Flexible lease.
- Easy access to M50 & city centre.
- Secure environment.
- Ample parking.
- Adjacent to Bluebell Luas stop.



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LOCATION

The property is situated within Naas Road Industrial Park which is located on the northern side of the Naas Road approximately 5km west of Dublin city centre, 50 metres from the Bluebell stop for the LUAS Connolly Station to Citywest Red Line and approximately 1km from the N7/M50 interchange. This area is one of Dublin's most established business and commercial locations with general occupiers in the area including Hevac, Brooks and Harris Hino. Occupiers in Naas Road Industrial Park include Braun and JC Decaux.



LUAS RED LINE

DESCRIPTION

The property comprises an end-of-terrace warehouse /office facility.

Features include:

- Attractive block work façade.
- Double loading doors.
- Quality offices.
- Eaves height approx. 6.8m.
- Tilt and turn windows.
- Good car parking.



RECEPTION AREA

ACCOMMODATION

Description

Warehouse

Ground Floor Office

First Floor Office

Total Gross External Area

SqM

1,065

695

658

2,418

LEASE TERM

Available on a flexible full repairing and insuring leases on a long or short term basis.

SERVICES

The main services supplied and connected to the building include electricity (3 phase), gas, telephone, water, sewerage etc. The building is fully alarmed with both fire and intruder alarms.

RENT

On application.



WAREHOUSE



OFFICES



LOADING

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VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing please contact the Joint Agents:

Cathal Daughton or John McIntyre

Lisney: St. Stephen's Green House, Earlsfort Terrace, Dublin 2.
LRN: 001848.

Tel: 01-638 2700.

or

Manus Agnew

Quinn Agnew: 20 Clanwilliam Square, Grand Canal Quay, Dublin 2.
LRN: 002409.

Tel: 01-662 3113

BER INFORMATION

BER: D1.

BER No: 800179434.

EPI: 547.92 kWh/m²/yr.

