UNIT J1
CENTREPOINT BUSINESS PARK
ROSEMOUNT
BALLYCOOLIN
DUBLIN 11
D11 XE38

High Profile Corner Unit

Modern industrial business unit
Presented in excellent condition
c. 195 m² (2,100 sq. ft.)
3 car spaces

FOR SALE

01 662 3113
www.quinnagnew.ie

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LOCATION

The unit is situated in Centrepoint Business Park located within Rosemount Business Park which lies c. 4.8 km from the intersection of the M50 Motorway with the Navan Road (N3) c. 9 km from the City Centre.

Centrepoint is a fully landscaped and secure managed business park with parking provided.

DESCRIPTION

J1 is an end of terrace business unit of steel portal frame construction with full height concrete block party walls and full height metal cladding to the external elevations.

The roof is metal decked with translucent light panels supported on steel purlins. Halogen lighting is provided in the warehouse.

Light filled office accommodation is provided at the ground and first floor with plastered and painted walls and suspended acoustic tiled ceilings with recessed lighting.

Timber flooring has been fitted to the first floor accommodation and windows are anodised aluminium. There is a roller shutter door to the front of the unit for loading purposes.

The building is presented in excellent condition throughout.

ACCOMMODATION

The gross external area of the property is approximately as follows:

	m²	sq. ft.
Ground Floor		
Warehouse:	113.0	1,216
Offices:	28.4	306
First Floor		
Offices:	54.0	582
	195.4	2,104

3 cars are provided.

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

TITLE

Freehold.

RATEABLE VALUATION

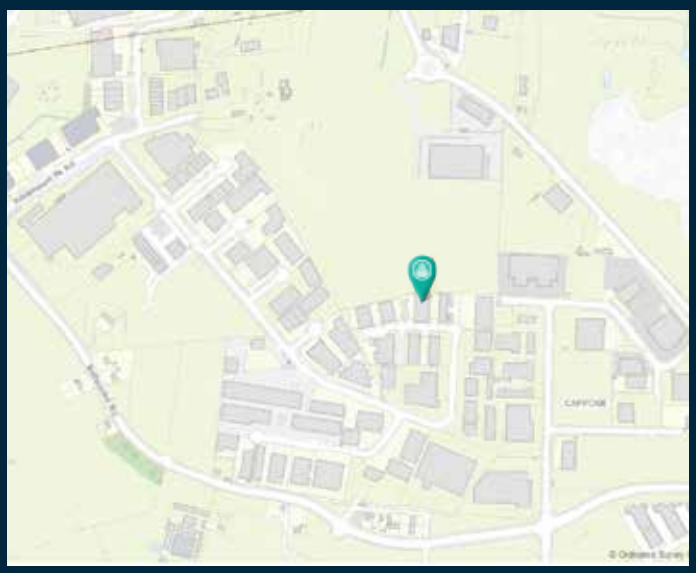
€23,000 which equates to rates for 2016 of c. €3,312.

BER RATING

BER D2

BER No. 800488793
EPI: 576.69 kWh/m²/yr 1.79

LOCATION MAP



QUINN AGNEW

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