



628B Jordanstown Avenue, Greenogue Business Park, Rathcoole, Co. Dublin

- Semi- Detached Industrial Unit
- c. 438 sq. m. / 4,710 sq. ft. + 6 Car Spaces
- Electric Roller Shutter Door and Dock Leveller
- Excellent Transport Links



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AGNEW**

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**TO
LET**

LOCATION:

The property is located on Jordanstown Avenue in Greenogue Business Park. Greenogue Business Park is one of the largest business parks in Southwest Dublin.

The location of the property is considered prime just 1.1km from the Rathcoole Interchange on the N7.

The Business Park is home to numerous high profile companies including PRL Group, An Post, Greenstar Dump, Manepa Medical, Lucey Transport, BB Distribution, and Moran Freight Services.

DESCRIPTION:

The subject property comprises a semi-detached, steel portal frame warehouse with a dock leveller to the front and a Grade door to the rear.

The warehouse has a clear internal height of 10m. The building has a twin skin insulated metal deck roof with hanging sodium lighting.

The unit has the benefit of access to a kitchen together with a male, female and disabled toilet, as well as a small office space.

The offices and staff areas comprise plastered and painted walls, fluorescent lighting and a mix of tiled and carpeted floors.

LEASE: Sub-Lease to September 2027

RATES 2024: c. €6,123 per annum

SERVICE CHARGE: c. €3,202 per annum



No. 800421364

EPI: 313.73 kWh/m²/yr 1.42



20 Clanwilliam Square,
Grand Canal Quay, Dublin 2

The approximate Gross External Floor area is:

GEA	sq. m.	sq. ft.
Warehouse	417.4	4,493
Offices	20.2	217
Total	437.6	4,710

6 Car Parking Spaces are Demised to the Property

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

OPPORTUNITY

The property is available on a part-sub lease until **September 2027**.

Please note some services / staff welfare facilities will be shared.



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