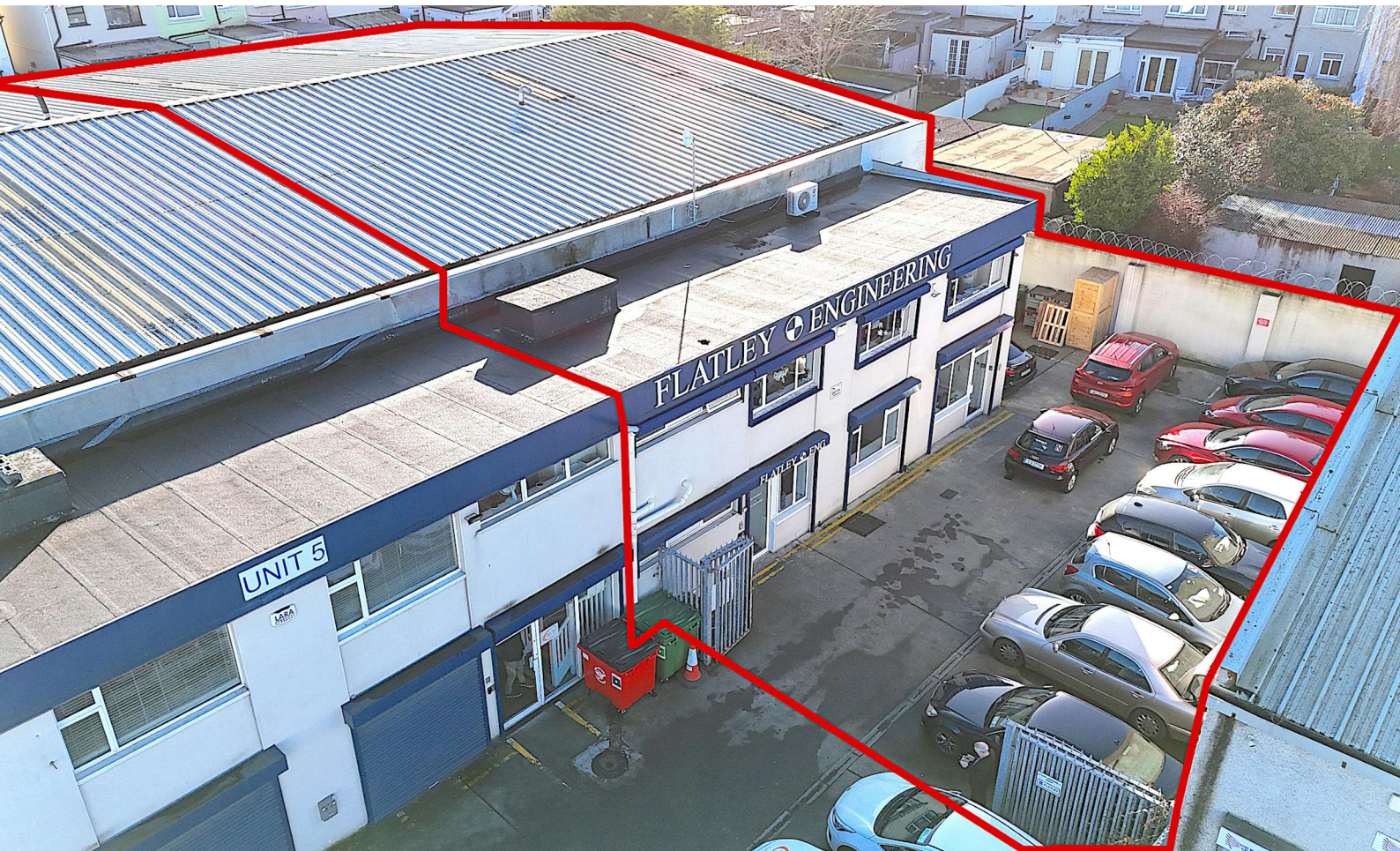




Unit 5 Greenhills Industrial Estate

Greenhills Road, Dublin 12, D12 PXY9

Corner Warehouse Unit

Secure Gated Yard

8,780 sq ft
(815.69 sq m)

- HQ Warehouse & Office Unit
- Full Height Roller Shutter Door
- High Quality Building
- c. 816 sq. m. / 8,780 sq. ft.
- Suit a Variety of Uses

Unit 5 Greenhills Industrial Estate, Greenhills Road, Dublin 12, D12 PXY9

Summary

Available Size	8,780 sq ft
Rates Payable	€10,668 per annum
Service Charge	N/A
BER Rating	C3 (801121872)

Description

Unit 5 Greenhills Industrial Estate comprises a high-quality end-of-terrace industrial unit extending to c. 816 sq. m. / 8,780 sq. ft.

The building is of steel portal frame construction with infill blockwork and insulated profile plastic coated steel roof sheeting.

The property is on a gated site with a yard area to the front.

The warehouse is accessed via a full-height roller shutter door and extends to c. 379 sq. m. / 4,081 sq. ft.

The building has the benefit of 3-phase power and has a clear internal height of c. 5.8m.

Office accommodation comprises a mix of open-plan, cellular offices, a boardroom and a canteen.

Unit 5 will suit a variety of uses and presents in turnkey condition for any occupiers seeking new accommodation.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Warehouse	4,081	379.14
Ground Floor Offices	1,912	177.63
First Floor Offices	2,787	258.92
Total	8,780	815.69

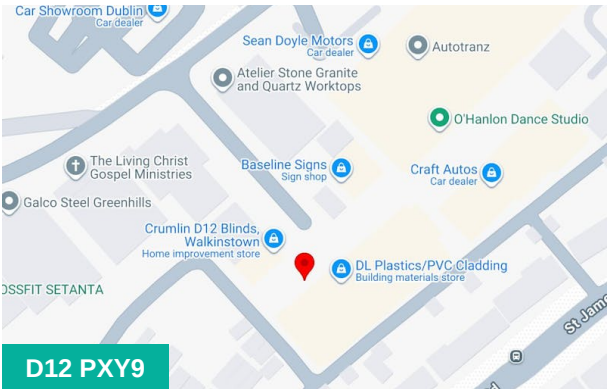
Location

Unit 5 is located off one of the main internal spine roads within the Greenhills Industrial Estate, Walkinstown, Dublin 12.

This location is synonymous with light industry, retail warehousing, car showrooms and commercial outlets.

The Longmile Road / Naas Road are approximately 3 km North, while Dublin City is approximately 8 km North-East. It offers rapid access to the M50 motorway via Exit 10 (Ballymount) or Exit 9 (Red Cow/Naas Road). It is also conveniently located near the N7 and N81 arterial routes.

Dublin Airport and Dublin Port Tunnel are c. 22 km and 26 km North-East, via the M50 Northbound.



Viewing & Further Information

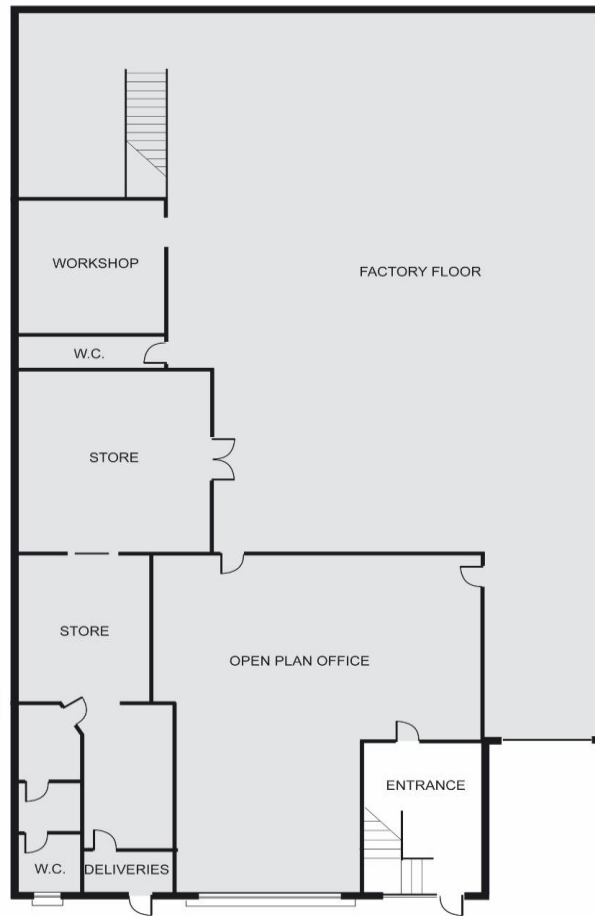


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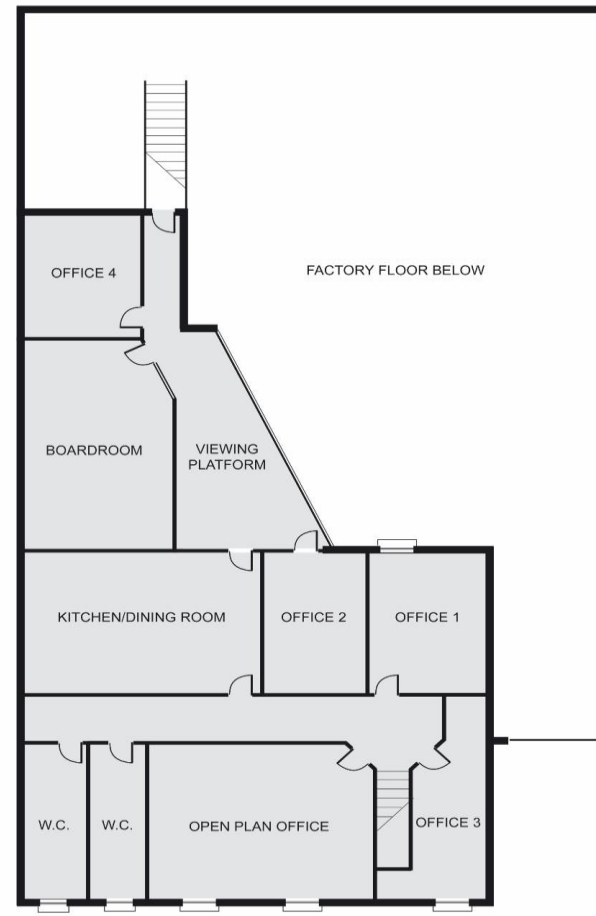


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UNIT 5, Greenhills Industrial Estate.



GROUND FLOOR
Not to Scale



FIRST FLOOR