

# Mervyn Feely & Associates

Chartered Surveyors, Estate Agents & Valuers

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## INDUSTRIAL TO LET



### Unit 1 Kilcarbery Business Park, Clondalkin, Dublin 22

- High Quality, Modern Light Industrial Unit
- Approx. 395sqm (including 172.4sqm offices)
- Flexible Lease Terms

PSRA Licence No: 001142

## LOCATION:

Kilcarbery Park is located approximately 11km from Dublin City Centre on the north side of the New Nangor Road with easy access to the N4, N7 and M50. The M50 provides access to Dublin Airport (25kms), Dublin Port (32kms) and the national road network. The park has been constructed and is maintained to the highest standards with 24 hour security. All units have the benefit of generous parking. The local area is home to an unrivaled collection of multi-national occupiers including Microsoft, Pfizer, Grifrols and Google. In addition to these, other occupiers in Kilcarbery Park include BWG, Britvic, Aspera Solutions, Zenith Technologies and Dreamtec Software. Liffey Valley Shopping Centre and Retail Park, one of Dublin's largest shopping centres, is just over 5kms to the north-east of the property.

## DESCRIPTION:

The property comprises a modern end of terrace industrial warehouse unit with an eaves height of 8.52m. There are two storey offices to the front of the unit with access through a ground floor loading bay of 2.9m to the main warehouse. Internally the offices are fitted to a good standard to include double glazed aluminum windows, perimeter trunking, and suspended ceilings with inset florescent and spot lighting.

**ACCOMODATION:** Warehouse 222.54sqm

Offices 172.40sqm

**Total 394.94sqm**

4 Car Parking Spaces

**QUOTING RENT:** €34,000p.a.

**RATES:** €7,290 (2017)

**SERVICE CHARGE:** €2,017.72 (2017)

**VIEWING:** Strictly by Appointment.

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