

Mervyn Feely & Associates

Chartered Surveyors, Estate Agents & Valuers

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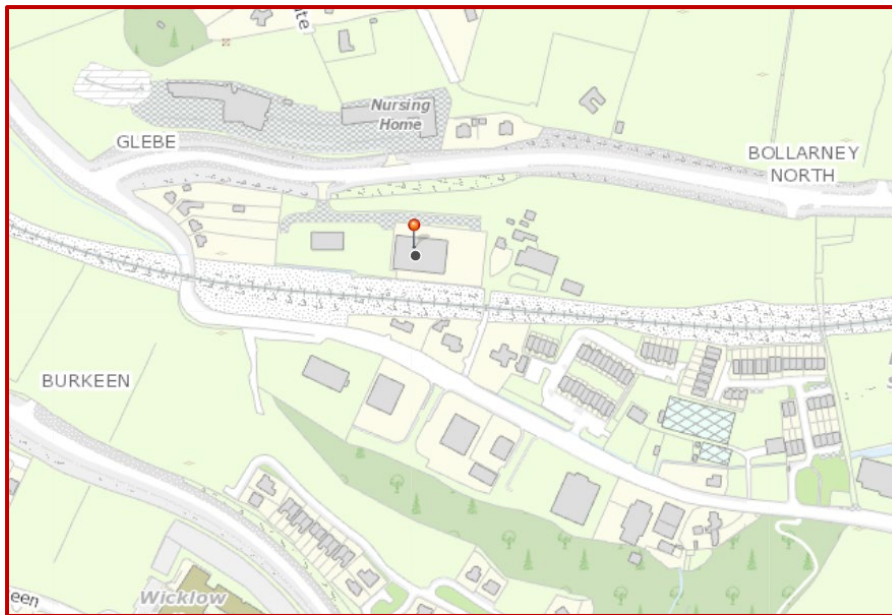
UNIT 1 GLEBE BUSINESS PARK, PORT ACCESS ROAD, BOLLARNEY NORTH, WICKLOW TOWN. A67 DW24 INDUSTRIAL UNIT - TO LET



- **Modern Detached Warehouse.**
- **Opposite 'Curam' Care Centre and beside LVT Test Centre.**
- **Quality Accommodation including two-storey offices. 1,622sq.m.**
- **Eaves height 6.6m.**

LOCATION:

Located just to the south of Wicklow Town on the Port Access Road, approximately 50kms south of Dublin City Centre and approximately 28kms south of Bray. Nearby occupiers include Curam Care Centre; LVT Test Centre; Wicklow Enterprise Centre and An Post.



DESCRIPTION:

A detached concrete frame building with insulated metal deck membrane roof incorporating translucent panels and sodium lighting. The 2-storey office block to the front comprises managers offices; strong room; electrical room; staff rooms and toilets. There is a separate toilet block in the warehouse. A public counter access is available to the front and 2 roller shutter delivery loading doors.

ACCOMMODATION: Warehouse 1,454sq.m. Offices 168sq.m. Total: 1,622sq.m

CAR PARKING: Approximately 40 spaces

RENT: €132,000pa

RATES: €15,300 (2021)

BER: B2. Ber No. 800828832

TERMS: Existing lease expires in 2035

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