

# TO LET

## AF 8, CLONSHAUGH BUSINESS & TECHNOLOGY PARK, DUBLIN 17.



- Detached industrial facility of 3,942 sqm including 787 sqm of offices.
- Excellent location adjacent to the M1, M50, Dublin Port Tunnel, N32, Oscar Traynor Road and the Northside Shopping Centre.
- Approximately 8km north of Dublin city centre, 3km south of Dublin Airport and 1.5km south of the M1/M50 interchange.
- Excellent secure yard space, loading and car parking facilities.
- Capable of sub division to suit occupiers needs.
- Flexible lease terms available.
- Freehold title with no restrictive user clauses.





## LOCATION

The property is located within Clonshaugh Business and Technology Park, a purpose built development on the northern side of the Oscar Traynor Road, close to its junction with Coolock Lane. The business park is located a short distance from the M1 (Dublin - Belfast route) and is situated just 8 km. north of Dublin city centre. Clonshaugh Business and Technology Park is a landscaped park style development which enjoys excellent accessibility to Dublin Airport and Dublin Port via the Port Tunnel.

Commercial activities in the area are centred around Clonshaugh, Willsborough and Malahide Road Industrial Estates with the main occupiers including Novum Enterprises, BT, Magnet Business, Easons and Butlers Chocolates. Retail activity is concentrated in both the Northside Shopping Centre and Northside Retail Park, whose anchors include Dunnes, Supervalu and Aldi.

There are bus services to and from the city centre via Oscar Traynor Road with DART rail services available in Harmonstown and Killester Stations.

## DESCRIPTION

The property comprises a detached industrial / manufacturing facility with integral single-storey office accommodation. The entire is encompassed on a regular shaped site of approximately 1.37 hectares (3.38 acres).

The building is of steel frame construction with metal deck cladding elevations under a double skin insulated metal deck roof supported on steel truss. The manufacturing/production area has a concrete floor throughout, an eaves height of approximately 4.15 metres and is accessed via three loading bay doors.

The property has car parking facilities to the front with a large secured yard to the side.

## RENT

On Application.

## LEASE

Flexible short term lease available.

## ACCOMMODATION

DESCRIPTION	AREA SQM	AREA SQFT
Production Area	3,155.76	33,969
Offices and ancillary accommodation	787.09	8,472
Total Gross External Area	3,942	42,441

## SERVICES

All main services including sewerage, water, electricity, drainage and telephone are connected to the site.

## BER INFORMATION

BER: B1      BER No: 800254948.      EPI: 495.5 kWh/m<sup>2</sup>/yr.

## FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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