

**UNIT 3/4 WILTON WORKS,
NAAS ROAD, CLONDALKIN, DUBLIN 22**



01-638 2700

- Two modern high-bay warehouses of approximately 3,747 sqm in total.
- Excellent location in close proximity to the N7/Red Cow/M50 motorway interchange and the Red Luas line from Connolly Station to Tallaght.
- Excellent loading/unloading and car parking facilities.
- Within a secure and managed complex.
- Available in one or two lots.





LOCATION

The property is located within Wilton Works, a modern managed development situated on the Naas Road, approximately 9km south west of Dublin city centre and approximately 1km east of the N7/Red Cow/M50 interchange. The property benefits from its ease of access to the N7/M50 and the LUAS red line running from Citywest to The Point, with the nearest stop at The Red Cow and Kylemore. The surrounding area is one of Dublin's most sought after and established commercial locations with well-known occupiers in the estate including: John Sisk & Son Ltd, U Store It and Salon Services.

DESCRIPTION

The property comprises one mid-terrace and one end of terrace warehouse unit of steel frame construction, with concrete block in fill walls, under a double skin insulated pitched metal deck roof providing an eaves height of approximately 8.5 metres.

The warehouse areas have a concrete sealed floor, high bay sodium lighting, fair-face block walls and is accessed via one roller shutter door and two dock levellers per unit. The property is rendered externally with architectural metal cladding and concrete block to 3 metres. The warehouse of unit 3 has the benefit of a racking system and partial steel frame mezzanine with timber floor, with 3.9 metres headroom to the underside.

The office sections comprise of ground floor reception with w.c. and kitchenette, plastered and painted walls, tile/carpet covered concrete floors, suspended tile ceilings with recessed lights and double-glazed aluminium windows. On the first floor the offices are finished with carpet covered floors, plastered and painted walls, suspended tile ceilings with a mixture of recessed box and spot lights, electric storage heating and data trunking. Outside to the front there is approximately 50 car parking spaces and 6 truck parking spaces.



Unit 4

ACCOMMODATION

Unit 3	SqM
Warehouse	1,703
Ground Floor Reception	66
First Floor Offices	235
Total Gross External Area	2,004
Mezzanine	83

Unit 4	SqM
Warehouse	1,732
Ground Floor Reception	84
First Floor Offices	127
Total Gross External Area	1,943



SERVICES

We understand that all main services including water, electricity (3 phase), drainage, sewerage, gas and telephone are connected to the premises.

RENT

On application.

LEASE

Flexible lease terms are available.

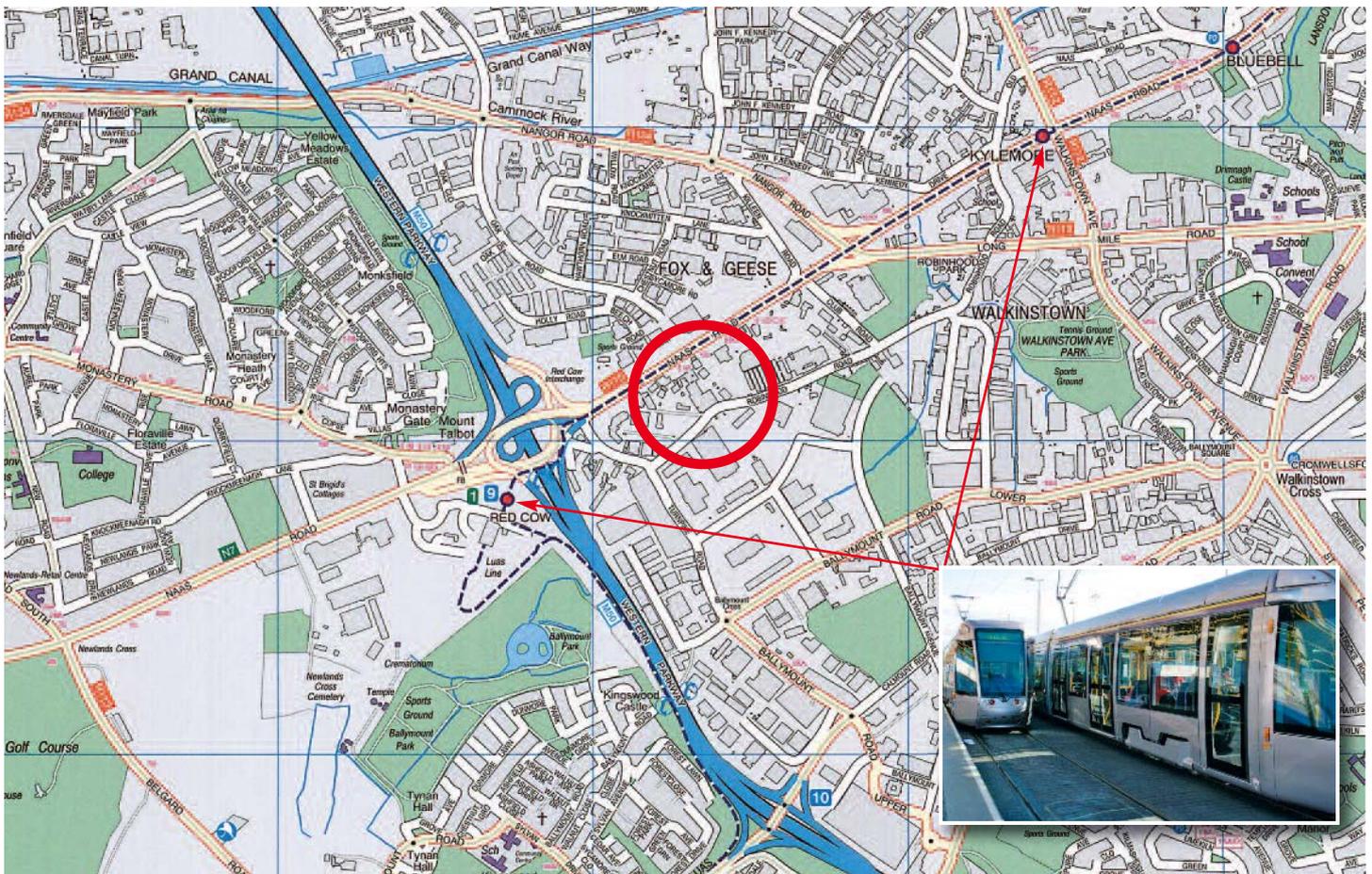
VIEWING / FURTHER INFORMATION

For further information or to organise a viewing, please contact:

Cathal Daughton E: cdaughton@lisney.com T: 01-638 2737

Keith Begley E: kbegley@lisney.com T: 01-638 2793

John McIntyre E: jmcintyre@lisney.com T: 01-638 2791



Copyright Google Earth™ mapping service.

Ordnance Survey Ireland Licence No. AU 0002111 IAVI. Copyright Ordnance Survey Ireland/Government of Ireland.

Lisney for themselves and the Vendor/Lessor whose Agents they give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Lisney nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.