

## UNIT 4N AND 5N GREENOGUE BUSINESS PARK, RATHCOOLE, CO. DUBLIN

**BER G**



**01-638 2700**

- One of Dublin's most established commercial locations and benefits from its excellent accessibility to the N7 leading to all southern locations of the country.
- Approx. 3,850 sqft of industrial accommodation.
- Property is held on a Long Leasehold title.
- Currently tenanted producing an income of €12,000 per annum (Tenant Not Affected).



## LOCATION

Greenogue Business Park is located approx. 19 kms from Dublin City Centre and 2.4 kms from the Rathcoole Interchange on the N7 Naas Road. The property is approximately 7.5kms from the M50 / N7 Naas Road Interchange (Junction 9) which provides rapid motorway access to all of the main arterial routes leading to Dublin, to Dublin Airport and the Dublin Port Tunnel.

## DESCRIPTION

The property comprises two adjoining industrial units of concrete frame construction with insulated metal deck roof incorporating translucent panels. The property entails concrete block walls and a sealed concrete floor. There is currently a temporary mezzanine floor erected in both the individual units. There is parking for approximately five cars to the front of the property whilst there is access to both units via a roller shutter door.

## SERVICES

The main services supplied and connected to the property include water, electricity, drainage, sewerage and telephone. Heating is by means of wall mounted electric storage heaters.

## TENANCY

The subject property is currently occupied on a 4 year 9 month lease from October 2014. The current rent is €12,000 per annum. (Tenant not affected).

## ACCOMMODATION

UNIT No.	SqFt
4N	1,950
5N	1,955



## BER INFORMATION

BER: G.

BER No: 800369175.

EPI: 4172.12 kWh/m<sup>2</sup>/yr.

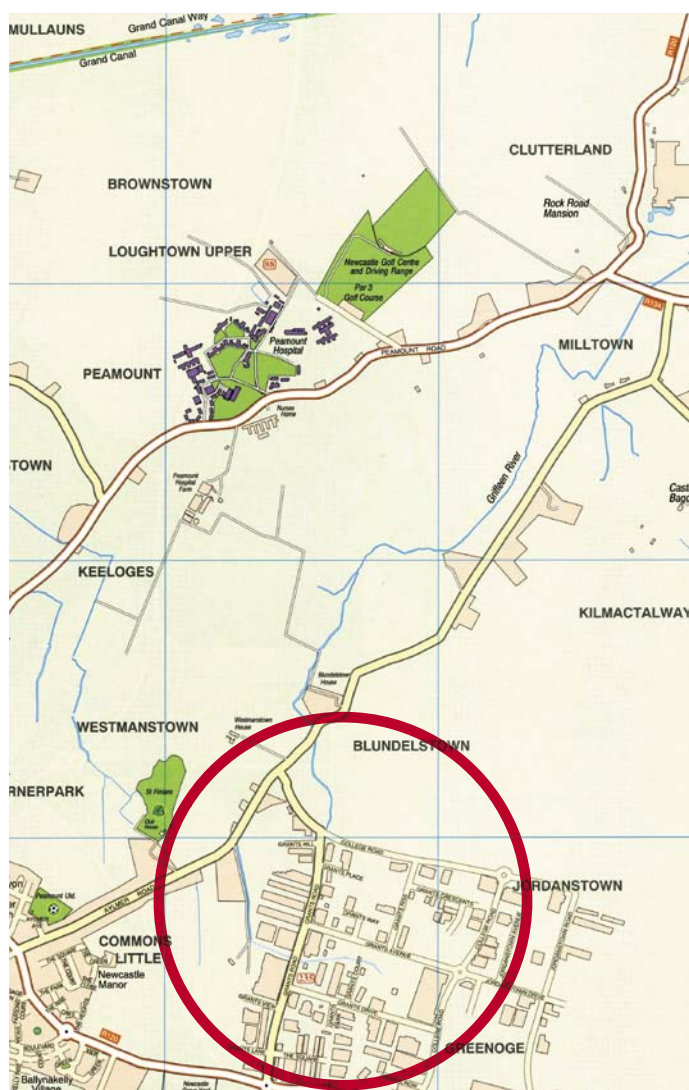
## FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

**James Kearney** T: 01-638 2748 E: jkearney@lisney.com

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



Ref: CAF 36718



## ST. STEPHEN'S GREEN HOUSE

Earlsfort Terrace, Dublin 2  
Tel: +353 1 638 2700  
Fax: +353 1 638 2706  
Email: dublin@lisney.com

## OTHER OFFICES

1st Floor, Montgomery House, 29-33 Montgomery Street, Belfast, BT1 4NX.  
Tel: +44 2890 501 501 Fax: +44 2890 501 505 Email: property@lisney-belfast.com  
1 South Mall, Cork. Tel: +353 21 427 5079 Fax: +353 21 427 2405  
Email: cork@lisney.com

Lisney for themselves and the Vendor/Lessor whose Agents they are 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.

