

## UNIT 21, NAAS ROAD BUSINESS PARK, DUBLIN 12



**01-638 2700**

- Quality end of terrace warehouse/office building of approximately 554 sqm (5,963 sqft) with unrivalled profile onto the Naas Road
- Adjacent to the Bluebell stop for the LUAS Point Village to Tallaght Red Line
- Flexible lease terms available.
- Generous car parking facilities



## LOCATION

The property is located within Naas Road Business Park which is located on the southern side of the Naas Road approximately 5kms west of Dublin city centre, 100 metres from the Bluebell stop for the LUAS Point Village to Tallaght Red Line and approximately 1km from the N7/M50 Interchange. The surrounding area is one of Dublin's most sought after and established commercial locations with a good mix of retail, office and industrial users with well-known occupiers including FBD Insurance, McDonalds and Merlin Motor City.

## THE PROPERTY

The property comprises an end of terrace light industrial/office facility with storage and office accommodation on the ground floor and offices on the first floor. The property is of concrete portal frame construction with concrete block infill walls finished externally with a red brick cladding, under a double skin insulated metal deck roof. Access to the warehouse/storage area to the rear is via one roller shutter door which is finished with fluorescent strip lighting and a floated concrete floor. The offices are finished to a high specification including carpet covered concrete floors, plastered and painted walls, partial plastered and painted ceilings and partial acoustic tiled ceiling with Cat 2 lighting and air conditioning. The offices are laid out in a mixture of open plan and cellular offices with kitchenette and WC facilities on both floors. The property has the benefit of fire and intruder alarm and approximately adequate car parking space to the front.



## ACCOMMODATION

The approximate areas are as follows:

Description	Sqm	Sqft
Offices (GIA)	430	4,628
Warehouse	124	1,335
<b>Total</b>	<b>554</b>	<b>5,963</b>

## BER INFORMATION

BER: G.

BER No: 800415713.

EPI: 1601.44 kWh/m<sup>2</sup>/yr.

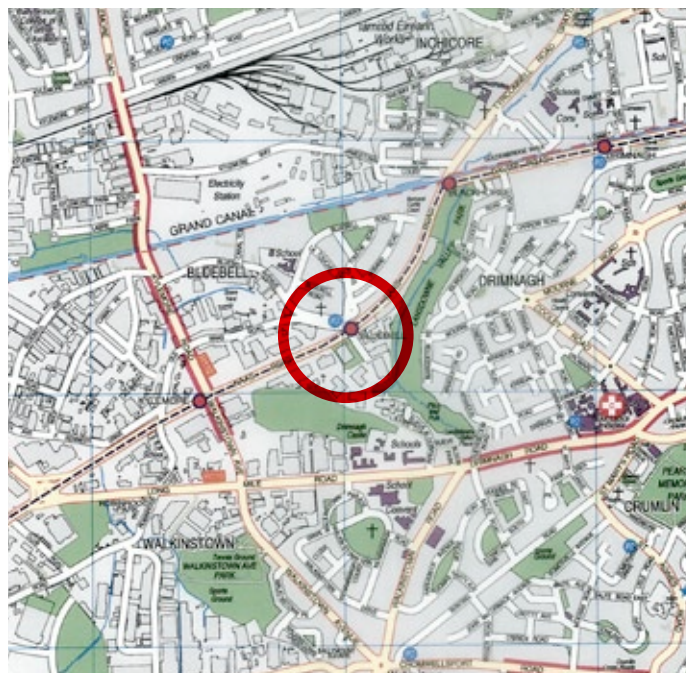
## FURTHER INFORMATION / VIEWING

For further information or to organise a viewing, please contact the sole selling agent Lisney.

Lisney, St Stephens Green House, 2 Earlsfort Terrace, Dublin 2

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## ST. STEPHEN'S GREEN HOUSE

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## OTHER OFFICES

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Email: cork@lisney.com

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