

UNIT 24 & 25 BLOCK P GREENOGUE BUSINESS PARK,
RATHCOOLE, DUBLIN 24

BER C3



01-638 2700

- Two adjoining mid terrace units comprising a GIA of 325.82 sqm (3,507 sqft).
- A further mezzanine level of 224.75 sqm (2,419 sqft).
- Situated in one of Dublin's most established commercial locations.
- Great transport links – A few minutes from the N7, in close proximity to the M50.
- Suitable for both an owner occupier or investor.



LOCATION

The subject property is located within Block P, off Grants Road, Greenogue Business Park approximately 19 kms from Dublin City Centre and 2.4 kms from the Rathcoole Interchange on the N7 Naas Road. The property is approximately 7.5 kms 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. Some of Dublin's most established commercial locations and occupiers nearby include: VNE Logistics, Fannin Healthcare and Lucy Distribution.

THE PROPERTY

The property comprises two adjoining industrial mid terrace industrial units. The property is of concrete portal frame construction with insulated metal deck roof incorporating translucent panels. The property also has the benefit of concrete block walls and a sealed concrete floor. There is a temporary mezzanine within the warehouse which provides additional storage space to the current occupier, Atmosphere. The warehouse is accessed via one electric roller shutter door.

The two storey offices are partitioned from the warehouse by means of concrete block walls with reinforced concrete floor slabs at ground level. The office accommodation is finished to a high standard with plastered and painted walls, suspended acoustic tiled ceilings with recessed lighting. The offices are partitioned internally to provide individual staff offices, reception area and w.c. facilities. There is allocated parking to the front of the property for approximately 5 cars. There is also a communal yard to the front for loading and unloading of goods.

TITLE

We understand that the property is held on a long leasehold.

ACCOMMODATION

Description	Sqm	Sqft
Warehouse	270.61	2,913
Two Story Office	55.21	594
Total GIA	325.82	3,507
Mezzanine	224.75	2,419

SERVICES

We understand that all the usual mains services are connected to the property including water, electricity and telephone.

ZONING

Local Authority Zone: OBJ EP3.

Local Authority Zone Description: To provide for distribution, warehouse, and logistics and related industry facilities which require good access to the major road network within a good quality environment.

GZT Zone: C4 - Warehouse (excluding retail warehouse).

Plan Currency: From 06-10-2010 to 05-10-2016.

Local Authority: South Dublin County Council.

BER INFORMATION

BER: C3.

BER No: 800456501.

EPI: 386.93 kWh/m²/yr.

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

John McIntyre 01-638 2791 jmcintyre@lisney.com
 Colin McCarron 01-638 2775 cmccarron@lisney.com



Ordnance Survey Ireland Licence No. AU 0002115. Copyright Ordnance Survey Ireland/Government of Ireland.

Ref: CAF37511

ST. STEPHEN'S GREEN HOUSE
 Earlsfort Terrace, Dublin 2, D02 PH42
 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, T12 CCN3. 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 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.

