

UNIT 9/10 BROOMHILL BUSINESS PARK, TALLAGHT, DUBLIN 24

BER D1



01-638 2700

- Broomhill Business Park is situated between the Greenhills Road and Belgard Road approximately 2 km from the Ballymount/Tallaght M50 interchange, approximately 8 km south west of Dublin city centre.
- Local amenities include a filling station, large Dunnes Stores supermarket, gym and dry cleaners.
- The property comprises a detached industrial premises of approximately 2,295 sqm, with two storey offices to the front of approximately 556 sqm.
- Two roller shutter doors and an eaves height of approx. 6m.
- Title: Freehold.
- Available to let immediately.



LOCATION

The property is located within Broomhill Business Park which lies on the western side of the Broomhill Road approximately 8 kms south west of Dublin city centre.

The surrounding area is one of Dublin's most established commercial locations and well known occupiers include Robert Roberts, National Irish Bank and Jacobs.

The property benefits from its ease of access to the M50 motorway both at the N7 or N81 junctions. With ease of access to all main arterial routes leading to the south and west of the country.

DESCRIPTION

The property comprises a detached industrial premises with two storey office accommodation to the front and warehouse area to the rear situated within Broomhill Business Park.

The building is of concrete portal frame construction with concrete block infill walls, rendered externally in a combination of red brick and double skin insulated metal decking all under a double skin insulated metal deck roof incorporating translucent roof lights.

The warehouse area has a sealed concrete floor, fair faced painted block walls, sodium bulb lighting and an eaves height of approximately 6 m and is accessed via two roller shutter doors.

The two storey office accommodation to the front has plastered and painted walls, suspended ceilings, recessed lighting, carpet covered concrete floors and aluminium framed windows throughout.

ACCOMMODATION

Description	SqM
Warehouse and offices	1,735
Ground Floor Offices	278
First Floor Office	278
Atrium	
Total	2,295

SERVICES

The main services supplied and connected to the property include; water, electricity, drainage, sewerage and telephone.

TITLE

Freehold

BER INFORMATION

BER F. BER No.104918156. EPI: 399.78 kWh/m²/yr.

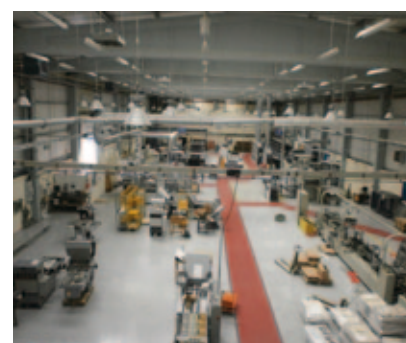
FURTHER INFORMATION / VIEWING

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