

**TO LET**

## **Unit 5, Willsborough Cluster, Clonshaugh Business & Technology Park, Clonshaugh, Dublin 17.**

**Superb modern business unit of approximately 348 sq m (3,749 sq ft)**



- Located in Clonshaugh Business & Technology Park, with easy access to Dublin City Centre
- Only minutes from the M50 motorway, Dublin Airport and the Port Tunnel

**Lisney**

**ROHAN**

# Unit 5, Willsborough Cluster, Clonshaugh Business & Technology Park, Clonshaugh, Dublin 17

## LOCATION

The property is located within IDA Clonshaugh Business & Technology Park, a high quality business park in one of Dublin's most accessible locations. The park is located off the M1 Motorway, which provides rapid motorway access to all of the main arterial routes. The park also provides easy access to the city centre, the Port Tunnel and Dublin Airport.

## THE PROPERTY

The property comprises a modern end of terrace business unit containing high quality office and warehouse accommodation. The property has the benefit of 6 designated car spaces.

Approx. gross external floor areas:	
Warehouse	263 sq m
Offices	85 sq m
Total	348 sq m

All intending tenants are specifically advised to verify the floor areas and undertake their own due diligence

## WAREHOUSE

- Steel frame construction
- Insulated metal deck roof incorporating translucent panels
- Sealed concrete floor
- Automated ground level roller shutter door
- Clear internal height approximately 6.3 m
- Fluorescent strip lighting

## OFFICES

- Suspended ceilings with recessed fluorescent lighting
- Painted and plastered walls
- Open plan offices
- Carpeted throughout
- Perimeter trunking
- Electric storage heating

## SERVICES

We understand that all mains services including three phase power are provided and connected to the property.

## TERMS

New long term lease.

## BER

BER Rating: D2

BER Number: 800470205

EPI: 84.24 kgCO<sub>2</sub> /m<sup>2</sup>/yr 1.63

## RATES

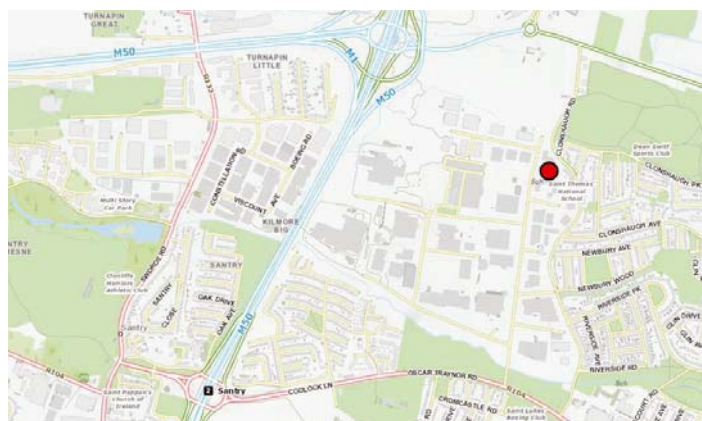
€4,839 (2016)

## SERVICE CHARGE

€2.047 (2016)

## RENT

On application



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