

UNIT 57 BROOMHILL DRIVE,
TALLAGHT, DUBLIN 24.

BER G



01-638 2700

- Semi-detached industrial premises extending to approx. 582 sqm (6,265 sqft)
- Situated in an established commercial location
- Close proximity to both the Belgard Road and the M50 Motorway
- Flexible lease terms available
- Title: Leasehold



LOCATION

The subject property is located on the west side of Broomhill Drive which is a small cul-de-sac that travels south from Broomhill Road. Broomhill is located a short distance to the west of Belgard Road and to the north of Tallaght Village and is approximately 10km south west of Dublin city centre.

Transport to and from the area is primarily by means of road links with a number of bus routes operating to and from the area linking with other suburbs and Dublin city centre. The LUAS Red Line also provides easy access to the general area of Tallaght and Broomhill from Dublin city centre

Notable occupiers in the immediate vicinity of the subject property include inter alia; Graphic Display Systems, Temple Engineers and LLP Limited.

THE PROPERTY

The subject property comprises a semi-detached industrial unit of concrete portal frame construction with concrete block walls and double glazed aluminium framed windows to the front under pitched double skin insulated metal deck roof with translucent roof panels.

Internally, the accommodation on the ground floor comprises a reception area, three toilets, offices, a canteen area and showroom with a clear eaves height of 5.35 metres. The accommodation on the first floor comprises an open plan office area, a small kitchenette and a board room.

The office section is finished with carpet covered suspended timber floors, plastered and painted walls and a suspended acoustic tiled ceiling while lighting is provided for by means of in-set fluorescent strip lights. Heating is provided for by means of electric storage heaters also provided with ceiling mounted Toshiba air conditioning cassette units.

The toilet facilities on the ground floor provide for male, female and disabled w.c.'s.

The workshop area benefits from a clear internal eaves height of 4.80m and an internal eaves height of 5.35m. There are concrete block walls to full height at two sides of the property and sodium lighting. The workshop area has the benefit of egress to the front of the property by means of a 4.15m by 5.00m steel shutter. There are fifteen delineated car parking spaces to the front and side of the property.

ACCOMMODATION

| Description | Sqm | Sqft |
|----------------------|--------|-------|
| Ground Floor Offices | 127.91 | 1,377 |
| First Floor Offices | 127.91 | 1,377 |
| Warehouse | 326.51 | 3,515 |

SERVICES

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

BER INFORMATION

BER: G.

BER No: 800546376.

EPI: 2150.22 kWh/m²/yr.

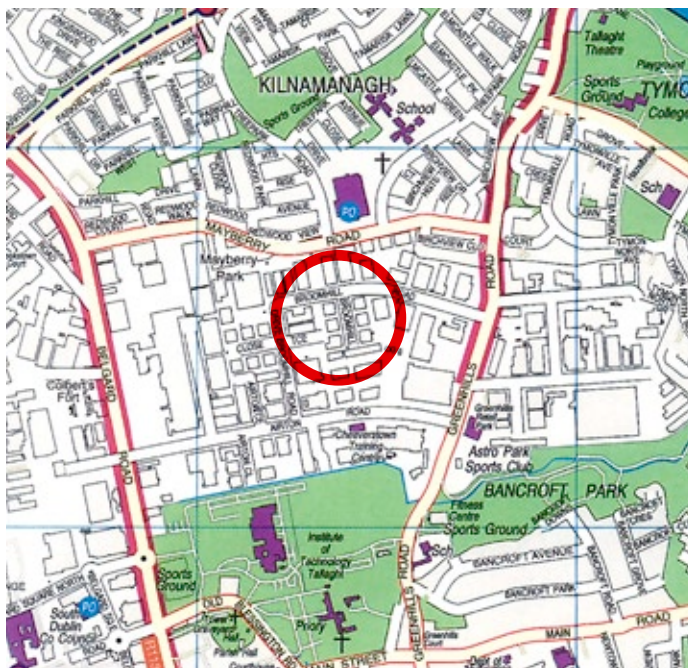
FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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