

**UNIT 5D, STATION ROAD BUSINESS PARK
CLONDALKIN, DUBLIN 22**

BER B3



01-638 2700

- Located adjacent to all main arterial routes to the North, South and West.
- End of terrace industrial unit of approximately 419 sqm.
- Good profile on to Station Road.
- Ample common loading/unloading area as well as parking.
- Clear internal height of approx. 5.5m



LOCATION

The property is situated within Station Road Business Park which is located at the entrance to Clondalkin Industrial Estate approximately 8km west of Dublin city centre and adjacent to all main arterial routes leading to the north, south and west of the country.

DESCRIPTION

The property comprises an end of terrace industrial unit with warehouse accommodation to the rear and ground/first floor offices to the front. The unit benefits from a large common loading/unloading area and car parking with good profile onto Station Road.

The building is of concrete portal frame construction with concrete block infill walls all under a double skin insulated pitched metal deck roof incorporating translucent roof lights.

To the front there is two-storey office accommodation, with warehouse area located to the rear. The warehouse area has a concrete floor and is accessed via one-roller shutter door and has a clear internal height of approx. 5.5m.



ACCOMMODATION

Description	SqM
Two storey Offices	147
Warehouse	272
Total Gross External Area	419

SERVICES

We understand that main services are supplied and connected to the property to include water, sewerage, electricity and telephone.

BER INFORMATION

BER Number: 800264525 Building Energy Rating: B3.

PRICE

On application.

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole agent Lisney.

For further information please contact:

James Kearney 01-638 2748 jkearney@lisney.com
John McIntyre 01-638 2791 jmcintyre@lisney.com



DUBLIN

St. Stephen's Green House,
Earlsfort Terrace,
Dublin 2, D02 PH42
Tel: +353 1 638 2700
Email: dublin@lisney.com

BELFAST

Montgomery House,
29-33 Montgomery Street,
Belfast, BT1 4NX
Tel: +44 2890 501 501
Email: belfast@lisney.com

CORK

1 South Mall,
Cork,
T12 CCN3
Tel: +353 21 427 5079
Email: cork@lisney.com

LONDON

33 Cavendish Square,
Marylebone,
London, W1G 0PW, UK
Tel: +44 (0)203 714 9055
Email: london@lisney.com

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