

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



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

DUBLIN

St. Stephen's Green House,

Earlsfort Terrace,

Dublin 2, D02 PH42

Tel: +353 1 638 2700

Email: dublin@lisney.com

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 imcintyre@lisney.com

Montgomery House,

Tel: +44 2890 501 501

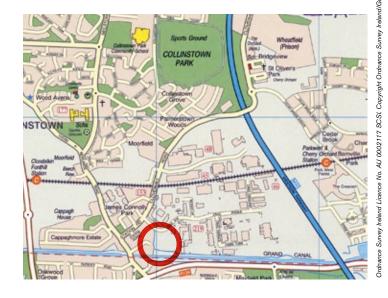
Belfast, BT1 4NX

29-33 Montgomery Street,

Email: belfast@lisney.com







LONDON

33 Cavendish Square, Marylebone, London, W1G 0PW, UK Tel: +44 (0)203 714 9055 Email: london@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 as to this property 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. PSRA No. 001848.

CORK

Cork,

1 South Mall,

Tel: +353 21 427 5079

Email: cork@lisney.com

T12 CCN3









