



UNIT 10 CRAG CRESCENT, CLONDALKIN INDUSTRIAL ESTATE, DUBLIN 22



01-638 2700

- Semi-detached industrial unit extending to approx. 1,027 sqm (11,054 sqft)
- Excellent commercial location
- Clear Internal Height 5m
- Of interest to both owner occupiers and investors
- High profile corner site within Clondalkin Industrial Estate



LOCATION

The subject property is located within Clondalkin Industrial Estate approximately 12 kms west of Dublin City Centre and 2 kms north of Clondalkin Town Centre. This is one of Dublin's most established commercial locations and is approximately 3km east of the M50/ Red Cow Interchange and has excellent accessibility to all main arterial routes leading to the north west and south of the country. Local access to the Estate is via the Ninth Lock Road and Station Road. The subject property is situated at the rear of the estate at the junction of Crag Avenue and Crag Crescent.

Well known occupiers in the area include Greyhound Recycling, KN Network Services, and Hammond Lane Metal Company.

DESCRIPTION

The building comprises a semi-detached industrial unit with office accommodation to the front and warehouse to the rear.

The property is of steel portal frame construction with concrete block infill walls under a pitched concrete roof with asbestos content incorporating translucent roof lights. The building provides an eaves height of approximately 5.5 metres. Internally the warehouse areas have sealed concrete floors, a manual roller shutter door, fluorescent strip lighting and painted fair-faced concrete block walls. Within the warehouse section there is a partial concrete and partial steel framed timber floor mezzanine.

The two-storey office sections to the front elevation is finished with linoleum covered concrete ground floor, carpet covered upper floor, plastered and painted walls, double-glazed pvc windows and provides for WC and kitchenette facilities.

Outside to the front of the property there is car parking for approximately 8 cars and there is a secure yard to the side of the building.

ACCOMMODATION

We have measured the floor area of the property in accordance with the Measuring Practice Guidance Notes, as prepared by The Society of Chartered Surveyors Ireland.

The accommodation and approximate floor areas comprise:

Description	Sqm	Sqft
Warehouse	835	8,988
Two Storey Offie	192	2,066
Total	1,027	11,054

SERVICES

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

BER INFORMATION

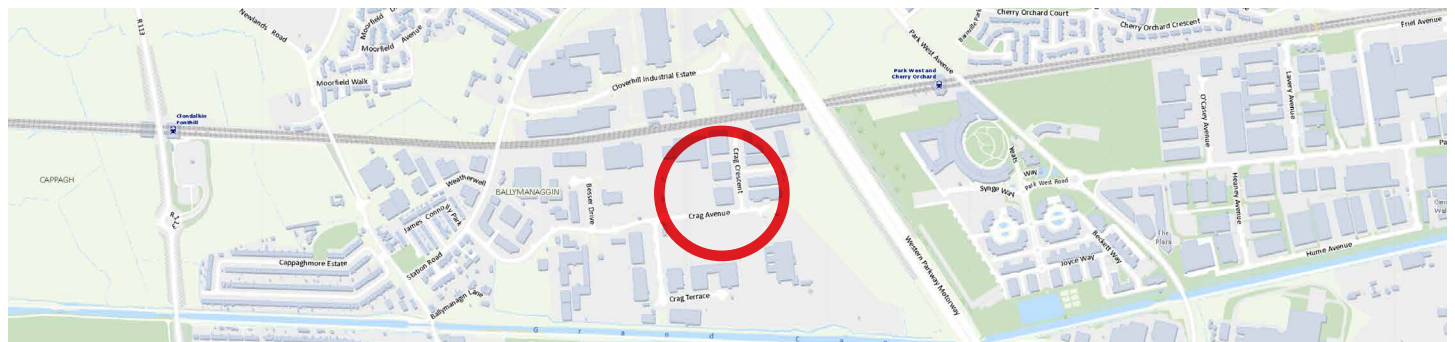
BER: D2.
BER No. 800635195.
EPI: 594.36 kWh/m²/yr.

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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