

TO LET

HIGH QUALITY INDUSTRIAL FACILITY
extending to 3,886 sq. m (41,828 sq. ft.)



526

Grant's Road



Greenogue Business Park

CBRE

 **CUSHMAN &
WAKEFIELD**

526 Grant's Road



4 Loading doors



CIH 9.5 m



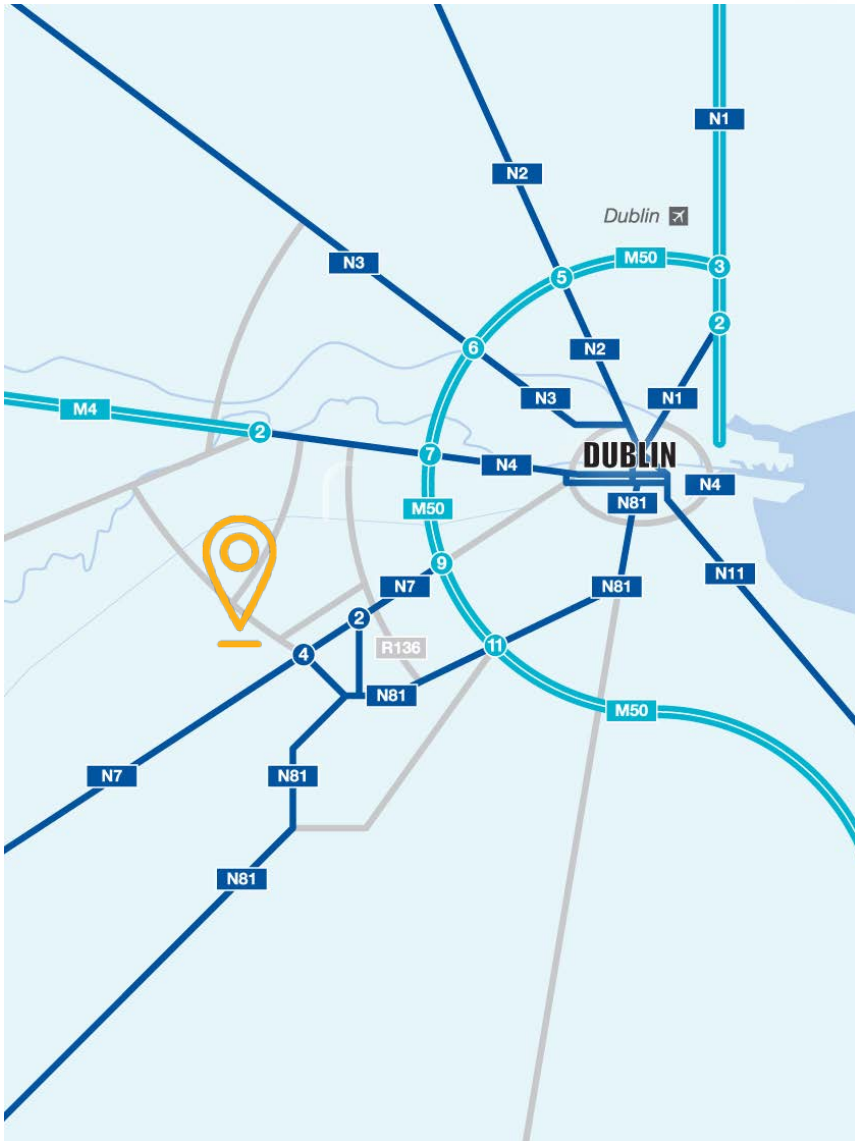
Refurbished
offices

KEY ATTRIBUTES

- Warehouse extending to approx. 28,000 sq. ft.
- Three storey offices extending to approx. 14,000 sq. ft.
- Clear internal height of 9.5 metres.
- Loading access via 4 roller shutter doors.
- LED warehouse lighting.
- 35 metre yard depth.
- 54 car parking spaces.
- Feature reception and showroom areas.
- Fully refurbished offices including air con, LED lighting, gas heating, perimeter trunking, raised access flooring and passenger lift.
- Staff facilities including large canteen, showers / changing room and male / female toilets.
- Self contained secure site of 1.46 acres with separate staff and loading access.

Intending tenants must undertake their own investigation into the working order of any fixtures / fittings or services.

526 Grant's Road



LOCATION

- Unit 526 is located just off Grants Road, which forms part of the larger Greenogue Business Park complex.
- The estate is located 2 km from the Naas Road (N7) / Rathcoole Interchange and approximately 7 km from the M50 (Junction 9). Dublin City Centre is approx. 17 km North-East of the business park.

Location	Distance	Drive Times
N7 Motorway	3 km	5 minutes
N4 Motorway	6 km	10 minutes
M50 Motorway (J9)	10 km	15 minutes
Dublin International Airport	25 km	30 minutes
Dublin Port Tunnel	30 km	33 minutes
Dublin City Centre	20 km	30 minutes
Belfast City (M7)	182 km	2 hrs 5 minutes
Galway City (M6)	190 km	1 hr 55 minutes
Cork City (M7)	234 km	2 hr 20 minutes

NEIGHBOURING OCCUPIERS



526 Grant's Road

SCHEDULE OF ACCOMODATION

Description	Sq. m	Sq. Ft.
Warehouse	2,435.76	26,218
Ground Floor Offices	348.58	3,752
First Floor Offices	550.81	5,929
Second Floor Offices	550.81	5,929
Total	3,886	41,828

Please note the above floor areas are for information purposes only.



526 Grant's Road

Rates

€45,761 per annum.

Service Charge

On application.

Services

All mains services are provided and are connected to the property

Viewing

Strictly by appointment with joint letting agents CBRE and Cushman & Wakefield

Rent & Terms

On Application

BER Certificate:

BER Rating: C2

BER Number: 800560765

Energy Performance Indicator:

428.40 kWh/m²/yr



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