

TO LET

**Unit B18 Kingswood Business Park
Grange Castle Road,
Baldonnell, Dublin 22**



Property Highlights

- Modern end of terrace enterprise unit extending to approx. 583 sq m (6,275 sq ft)
- Situated just off Junction 2 of the N7 (Kingswood exit)
- Clear internal height of approx. 7.64m
- Loading access via 1 no. up and over door (3.29m wide x 4.35m high)
- Dedicated car parking provided
- Finished to shell and core specification

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Location

Kingswood Business Park was completed in two phases known as Blocks A & B, to form two separate blocks of twenty-five and eighteen terraced units (respectively), or forty three units in total.

Kingswood Business Park can be easily accessed via north/southbound of the N7 at Junction 2 (Kingswood). The locality is host to a mix of high technology/ manufacturing / pharmaceutical and office occupiers. Notable occupiers situated in close proximity to the N7 corridor include Google, Microsoft, Tennant & Ruttle, MJ Flood, Cuisine de France, Xilinx, United Drug and Pfizer, to name but a few.

Description

- End of Terrace enterprise unit of approx. 583 sq m (6,273 sq ft).
- The property comprises a steel portal frame construction with a double skin insulated metal deck roof (incorporating translucent panels) over.
- Internally, the warehouse comprises a mix of partial / full height infill concrete block walls with powder coated architectural metal cladding to the perimeter of the property.
- Loading access is via 1 no. up & over grade level roller shutter door.

- Eaves height of approx. 7.64m.
- The office accommodation is finished to include painted & plastered walls; suspended ceilings incorporating recessed lighting, electric storage heaters in addition to 2 no. WC's.

Schedule of Accommodation

Accommodation	Sq M	Sq Ft
Warehouse	583	6,265

Services

We have assumed that all services including electrical, water and drainage are available to the property.

Quoting Rent

€45,000 (exclusive of outgoings)

Rates and Service charges

Service Charge = To be confirmed

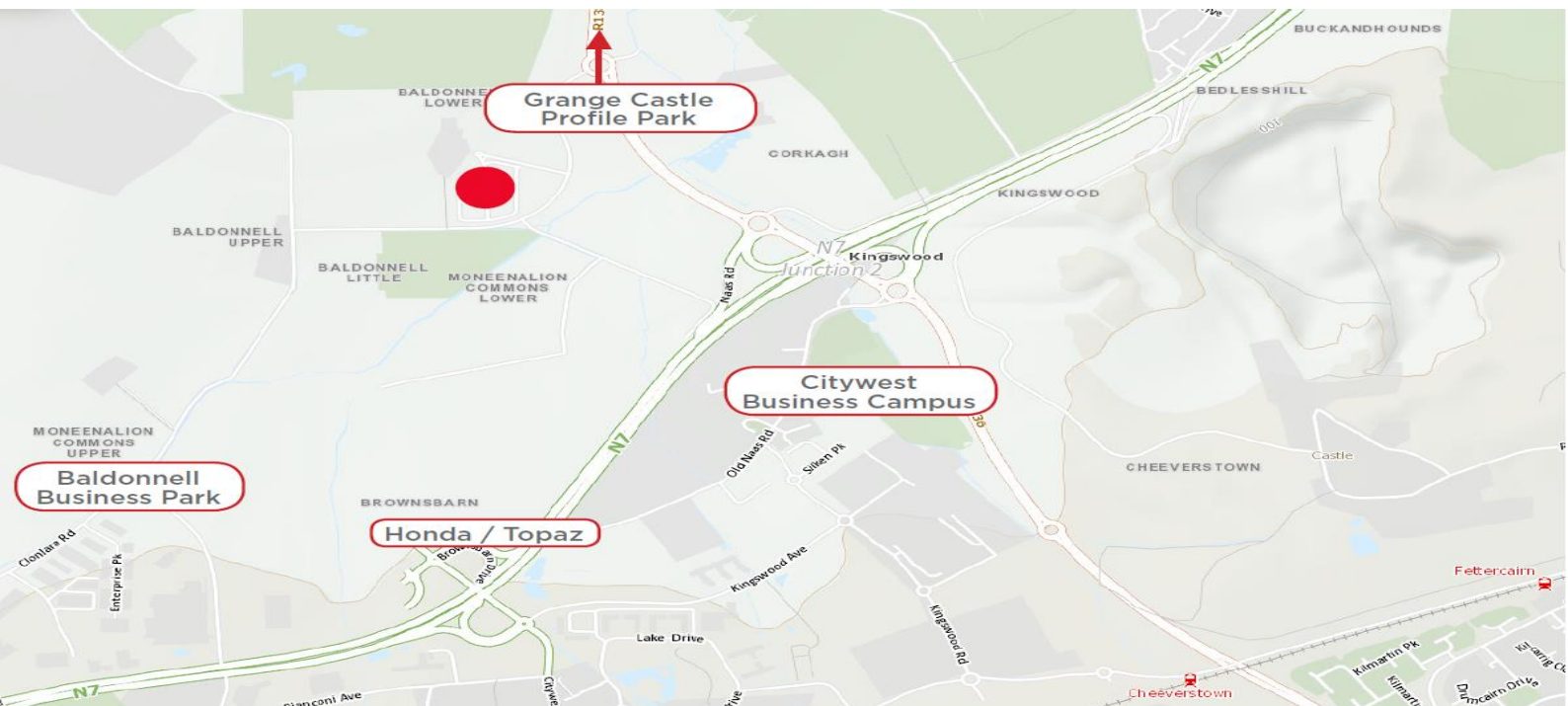
Commercial Rates = €5,242 per annum (2019)

BER Details

BER: G

BER No. 800489478

Energy Performance Indicator 601.72 (kWh/m²/yr)



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