

# TO LET (By Subletting / Assignment)

Unit 13, Hibernian Industrial Estate, Greenhills Road, Dublin 24



**Semi-detached warehouse unit of approx.  
1,112 sq m (11,967 sq ft)**

## Property Highlights

- Semi-detached industrial facility of approx. 1,112 sq m (11,967 sq ft)
- Located in the Hibernian Industrial Estate, situated just off the Greenhills Road.
- Generous yard to the front of the unit.
- Situated in close proximity to the N7, N81 and M50.
- Loading access via 2 no. grade level doors.
- Clear internal height of approx. 5.0 m.

## Contact

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PSRA No.: 00222



## Location

The property is located just off Greenhills road, which connects Ballymount and Tallaght. It is located approximately 9km south west of Dublin City Centre.

The M50 motorway is approximately 3.3km away via Junction 10 (M50 / Ballymount) thus providing ease of access to all main arterial routes in and out of the city. Dublin Airport and Dublin Port Tunnel are approximately 25km and 26.4km away, respectively.

The locality benefits from the provision of various Dublin Bus routes, in addition to being just 1km away from Tallaght village. Notable neighbouring occupiers include Liffey builders providers, Harvey Norman, Heat Merchants and Power City.

## Description

- The property consists of a semi-detached warehouse unit of approx. 1,112 sq m (11,967 sq ft).
- The property comprises a steel portal frame construction with a double skin asbestos roof (incorporating translucent panels) over.
- Internally, there are partial height concrete block walls with profile metal.
- External elevations of the property are a mix of profile metal cladding and brown brick.
- Internally, there is a good mix of both cellular and open plan office accommodation arranged over ground and first floor levels.
- The general office specification includes suspended ceilings with inset fluorescent tube box lighting, carpet floor finishes, perimeter trunking with data / power sockets.
- There is a generous yard to the front of the property with secure fencing and an automated gate positioned to the perimeter of the site.
- Loading access is via 1 no. full height roller shutter and 1 no. half height roller shutter door.
- Clear internal height of 5.0m.

## Schedule of Accommodation (GEA)

Accommodation	Size (sq m )	Size (sq ft )
Main storage area	939	10,107
Ground Floor Office	86	930
First Floor Office	86	930
<b>Total Area</b>	<b>1,112</b>	<b>11,967</b>

## BER Details

BER Rating:- D2

BER Number:- 800715393

Energy Performance Indicator: 152.54 kWh/m2/yr

## Price & Outgoings

**Quoting Rent** - €105,000 (exclusive of outgoings)

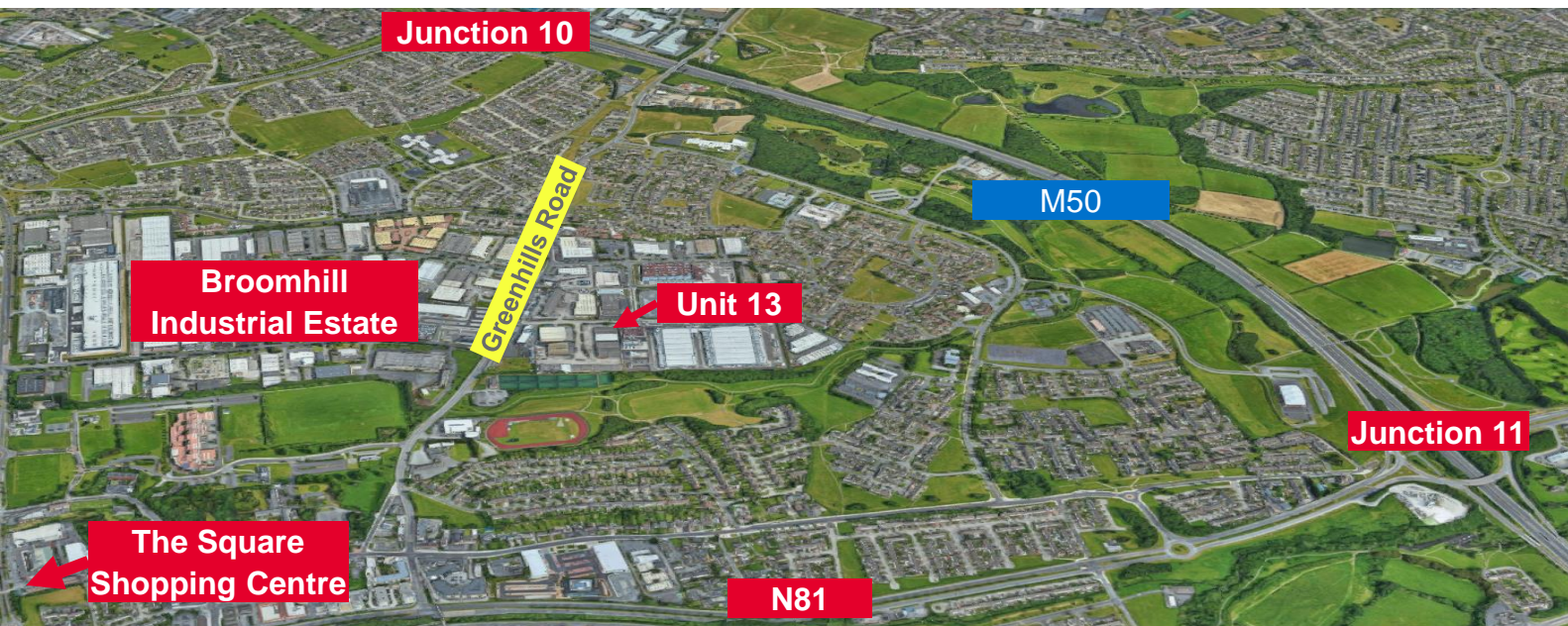
**Commercial Rates** - The rateable valuation for the property is €40,000. The South County Dublin rates multiplier is 0.273. Rates payable are €10,920 per annum.

## Zoning

Under the Dublin City Council Development Plan 2016 – 2022, the property is zoned “Objective EE”, which is to provide for enterprise and employment related uses.

## Viewings

View by appointment with the sole agents Cushman & Wakefield.



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