

# TO LET

Unit 8 Finches Industrial Park, Long Mile Road, Dublin 12



**End of Block Warehouse Unit  
of approx. 1,240 sq m (13,347 sq ft) GEA.**

## Property Highlights

- End of block warehouse unit extending to approx. 1,240 sq m (13,347 sq ft) GEA.
- The property is situated within Finches Industrial Park, located just off the Long Mile Road.
- Set within a secure industrial location, the property offers opportunities for a mix of commercial uses such as leisure, retail wholesale and industrial (S.P.P).
- Loading access is via a single roller shutter door.

## Contact

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## Location

The property is located in Finches Industrial Park, situated just off the Long Mile Road. The subject property is situated a short distance from the Naas Road (N7) / M50 Motorway thus providing rapid access to all the main national roads to and from Dublin city centre. Dublin city centre is approximately 6 km west of the estate.

The area enjoys good public transport links with the Kylesmore Luas Red line stop and several Dublin Bus Services all within walking distance. The surrounding area is predominantly commercial in character with a mix of retail office and commercial users. A number of industrial estates are in close proximity including Western Industrial Estate, Park West, Jamestown, Ballymount and Bluebell Industrial Estates. Well known occupiers in the area include AXA Insurance, Renault Trucks, Hyundai, DHL.

## Description

- The subject property consists of an end of block warehouse unit of steel portal frame construction with a north light roof structure overhead.
- Internally, there are full height concrete block walls with profile metal cladding to the perimeter of the property.

- Clear internal height of approx. 3.93m rising to 6.561m at the apex.
- Loading access is via a single loading door.

## Accommodation Schedule

Description	Size (Sq m)	Size (Sq ft)
Warehouse	1,174	12,637
Office	66	710
<b>Total</b>	<b>1,240</b>	<b>13,347</b>

## Rent

Rent on application

## Commercial Rates

TBC

## Service Charge / Insurance

TBC

## Viewings

View by appointment with sole agents  
Cushman & Wakefield

## BER Details

BER No. 800414286

BER Indicator. 263.16 kWh/2/yr



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