

TO LET

Unit M4, Greenogue Business Park, Grants Road, Rathcoole, Co. Dublin



Mid-Terrace Warehouse Unit Extending to approx. 504 sq. m. (5,434 sq. ft)

Property Highlights

- Mid-Terrace warehouse unit of approx. 504 sq. m (5,434 sq. ft)
- Approx. 2.5 km from the Naas Road (N7) / Rathcoole Interchange
- Actively managed business park with 24/7 on site security
- Clear internal height of approx. 9.84m
- Loading access is via 1 no. manual roller shutter
- Two storey office accommodation extending to approx. 99 sq. m. (1,068 sq. ft)

Contact

Marc Kelly
Email: marc.kelly@cushwake.ie
Tel: +353 1 639 9258

Cushman & Wakefield
164 Shelbourne Road
Ballsbridge
Dublin 4
Ireland
Tel: +353 (0)1 639 9300

PSRA No.: 00222



Location

Unit M4 is located just off Grants Road, which forms part of the larger Greenogue Business Park complex.

The estate is located 2.5 km from the Naas Road (N7) / Rathcoole Interchange and approximately 10 km from the M50 (Junction 9). Dublin City Centre is approx. 17 km North-East of the business park.

The business park is a secure and actively managed development with amenities including a petrol filling station, convenience store, restaurant and banking facilities. Occupiers in the area include Lucey Transport, PRL Group, VOW, Zeus Packaging, ECI JCB and Amazon.

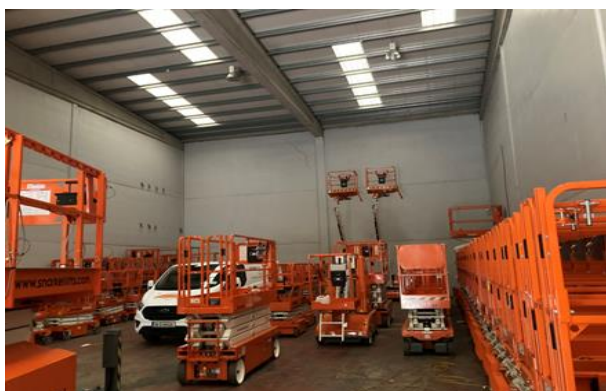
Description

Warehouse Specification

- The property consists of a mid-terrace warehouse facility extending to approx. 554 sq. m. (5,960 sq. ft).
- The property comprises a concrete frame construction with a twin skin insulated metal deck roof (incorporating translucent panels) over.
- Internally, there is a mix of partial and full height mass concrete walls with profile metal cladding to the external elevations of the property.
- Loading access is via 1 no. manual roller shutter door to the front of the unit.
- There is a clear internal height of approx. 9.84m.

Office Specification

- Two storey office accommodation to the front of the property extending to approx. 1,068 sq. ft.
- The cellular accommodation includes wooden laminated flooring, painted and plastered walls, double glazed windows and suspended ceilings with recessed lighting.
- Other facilities include an external security shutter on ground floor window, toilets with small kitchenette and an alarm intercom system.



Schedule of Accommodation

Accommodation	Size (sq m)	Size (sq ft)
Warehouse	406	4,366
Ground Floor Office	49	534
First Floor Office	49	534
Total Area	504	5,434

BER Details

BER Rating:- C1

BER Number:- 800482408

Energy Performance Indicator:- 210.36 kWh/m2/yr

Rent & Outgoings

- Quoting rent of €80,000 per annum (exclusive of all outgoing)
- Service Charge is approx. €1,967 per annum
- The rateable valuation for the property is €27,600. The South County Dublin rates multiplier is 0.276. Rates payable are €7,617 per annum.

Viewings

View by appointment with the sole agents Cushman & Wakefield.

