

TO LET

Unit H4, Rosemount Business Park,
Rosemount Park Drive, Dublin 11



**CUSHMAN &
WAKEFIELD**



Property Highlights

- Mid-terrace industrial unit extending to approximately 169 sq m (1,818 sq ft).
- Situated in Rosemount Business Park just off the Cappagh Road, which is located off the M50.
- Clear internal height of 6.87 m.
- Loading access via 1 grade level roller shutter door to front of the property.



Contact

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Location

- Rosemount Business Park is located off Cappagh Road, which connects to the M50. The business campus lies between the N2 and the N3. Finglas is a short distance away on the opposite side of the M50.
- Occupiers in the park include Medcore Medical Services, Spectrum Digital and SE Systems among others.

Description

Warehouse Specification

- Mid-terrace industrial unit of approximately 169 sq m (1,818 sq ft).
- The external façade of the property is of grey architectural cladding panels under a under a metal deck cladding roof.
- Loading access is via 1 no. roller shutter door located to the front of the property.
- Clear internal height of approximately 6.87 m.
- Internally there are full height concrete block walls in the warehouse.
- The warehouse provides a concrete floor.
- Three Designated car parking spaces to the front.

Office Specification

- The office accommodation is located to the front of the property and extends to approximately 41 sq m (441 sq ft).
- The office space comprises open plan office accommodation throughout.
- General office specification includes painted and plastered walls, suspended ceilings with inset lighting and carpeted flooring.

Schedule of Accommodation

Accommodation	Size (sq m)	Size (sq ft)
Warehouse	128	1377
Office Space	41	441
Total	169	1,818

Services

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

Quoting Rent

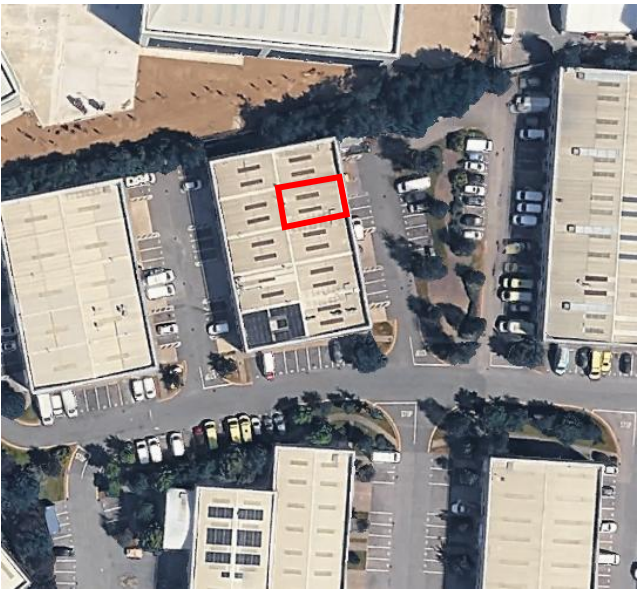
Rent on Application

Commercial Rates

Approximately €2,278.96 per annum (exclusive). Subject to change year on year.

BER Details

BER: G
BER No: 801184292



For illustrative purposes only.