

37 Fonthill Business Park

Fonthill Road, Clondalkin, Dublin 22, D22 X263

To Let

Refurbished Detached Warehouse with Ancillary Offices
59,960 Sq Ft

BER C3

37 Fonthill Business Park

Property Overview



56,960 sq ft
5,291.76 sq m



Excellent access
to the M50/N4
intersection and all
major road networks



Detached facility in a
secure managed park



Warehouse clear
internal height of
approx. 9 metres



2 grade roller doors
and 4 dock levers



Large rear concrete
loading yard



Refurbished Detached Warehouse
with Ancillary Offices in Dublin 22



For illustrative purposes only.

Location

The property is located within the well-established industrial location of Fonthill Business Park. Strategically located on Fonthill Road, adjacent to the Liffey Valley Shopping Centre and just minutes from the N4/Lucan Road.

providing direct routes to Dublin Airport, Dublin Port and the City Centre which is approximately 11km away.

Fonthill Business Park has a diverse mix of industrial and retail occupiers within the park such as An Post, DID Electrical, NCT Centre and Extertis.

Fonthill Road also has excellent access to the M50/N4 intersection

Drive Times

Minutes



37 Fonthill Business Park

Description

Warehouse

- The property comprises a refurbished detached warehouse and office facility situated in Fonthill Business Park
- Warehouse space extending to 47,060 sq ft
- Additional 889 sq ft of concrete mezzanine storage
- Steel portal frame construction
- Insulated metal deck roof and perspex roof lights
- Reinforced concrete floor
- Concrete block infill walls to approx. 2.2 metres
- Insulated cladding above to roof level
- Approx. 9 metres clear internal height
- 2 grade level loading doors and 4 dock levellers
- 33m deep concrete loading yard

Offices

- Two storey office extending to 9,011 sq ft
- Office/staff facilities are due to undergo a full refurbishment to create a fitted modern workspace
- Additional landlord refurbishment works are planned to improve the energy efficiency rating of the building
- Managed and landscape business park
- Extensive car parking available



Accommodation

Approx. Gross External Areas

Unit	Sq Ft	Sq M
Warehouse	47,060	4,372.02
Ground Floor & Warehouse Office	4,881	453.465
First Floor Office	4,130	383.63
Mezzanine	889	82.59
Total	56,960	5,291.76

All prospective tenants are specifically advised to verify the floor areas with their own measured survey and undertake their own due diligence.
The floor areas are approximate with no reliance given.



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Office Interiors

The office internal fit-out shown is for illustrative purposes only and does not form part of the landlord's works.



Terms

New full repairing and insuring (FRI) lease.

BER Rating



Viewings

Strictly by appointment only with sole agent JLL.

Rent

On Application.

Sole Letting Agent



PSRA Licence No: 002273

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