



537 Greenogue Business Park Rathcoole, Co. Dublin, D24 FT91

FOR SALE



1,854 sq m

4 No. Dock
LevellersM50 Motorway,
N4, N7 & N81 Access

Low Office Content, High-Bay Warehouse Facility
with Fantastic Loading Access and a Dedicated, Secure
Service Yard



LOCATION HIGHLIGHTS

- Greenogue Business Park is one of the largest modern, industrial and warehousing developments in Southwest Dublin. It is a prime, actively managed and secure development.
- 1.1 km from Rathcoole Interchange on Naas Road (N7).
- The Rathcoole Interchange is 8.5 km from the M50 Motorway (Junction 9).
- The Outer Ring Road (R136) is 3.4 km from Rathcoole Interchange and it connects the Lucan by-pass (N4) with the Naas Road (N7) and the Tallaght by-pass N81.
- Internal carriageways are barrier access controlled between 7 p.m. and 7 a.m. and there is mobile security onsite.
- The estate is serviced by Dublin Bus and there are a host of onsite amenities including a convenience store, café, restaurant and an unmanned diesel fuel station. Avoca Rathcoole is also in close proximity.

PROPERTY FEATURES

Warehouse

- Bright, clear span space with painted internal perimeter walls and 10% translucent roof lighting.
- Fluorescent strip and high output lighting.
- Clear internal height of 10 m.
- 4 No. dock levellers and 1 No. ramped loading door (all automated).

PROPERTY FEATURES CONTINUED

- 3 phase power supply.
- Storage area above ground floor offices and staff facilities with provision made to increase office content (Subject to P.P.).

Offices & Staff Facilities

- Fully fitted accommodation.
- Suspended acoustic tiled ceilings with recessed fluorescent lights.
- Painted and plastered walls.
- Power and data cabling.
- Well appointed staff welfare facilities including a fitted kitchenette.

General

- Detached facility on a self contained site of approximately 1.04 acres.
- Designated car parking area and a secure, concrete surfaced service yard at the rear.
- 19 car parking spaces.
- Flood lighting attached to the building.
- Intruder alarm installed.
- Please note we have not tested any apparatus, fixtures, fittings, or services. Intending purchasers must undertake their own investigation into the working order of these items.



ACCOMMODATION (sq m)

Measurement Application - Gross External

Warehouse	1,654
Ground Floor Offices & Staff Facilities	100
First Floor Storage	100
TOTAL	1,854

Intending purchasers are specifically advised to verify all information, including floor and site areas. See DISCLAIMER.

BER

BER: G
BER No. 801167446
Annual Primary Energy: 1,186.72 kWh/(m².y)

TITLE

Held under a Long Leasehold Title (800 years) – Folio DN138578L.

ASKING PRICE

On application.



DRIVE TIMES

MINS

N7 (Naas Road) - Rathcoole Interchange	6
Outer Ring Road	8
M50 Motorway Junction 9	12
Dublin International Airport	26
Dublin Port Tunnel	28

(Source: Google Maps without traffic)



GPS: 53.29945, -6.46865



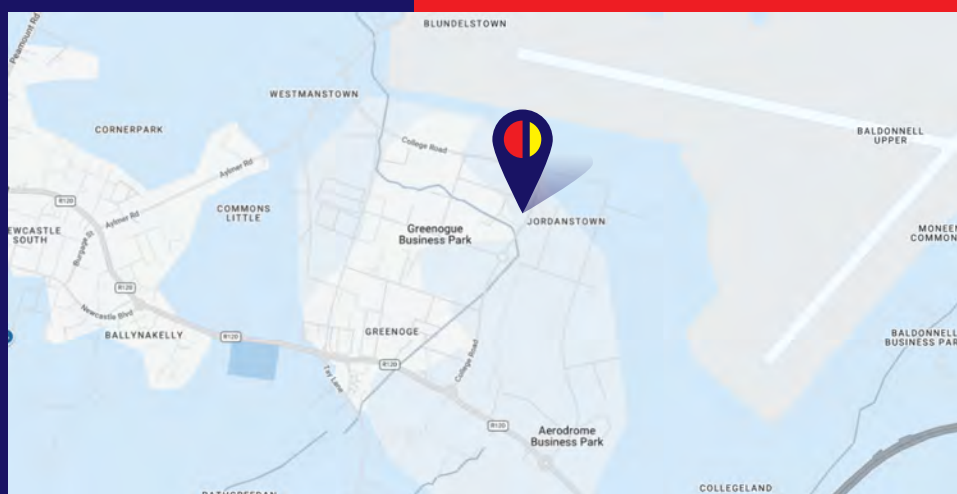
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DISCLAIMER

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