



To Let

Refurbished Detached Warehouse with ancillary offices in Dublin 22

- 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 levellers
- Large rear concrete loading yard

Unit 37 Fonthill Business Park

Fonthill Road, Clondalkin, Dublin 22, D22 X263

57,090 sq ft

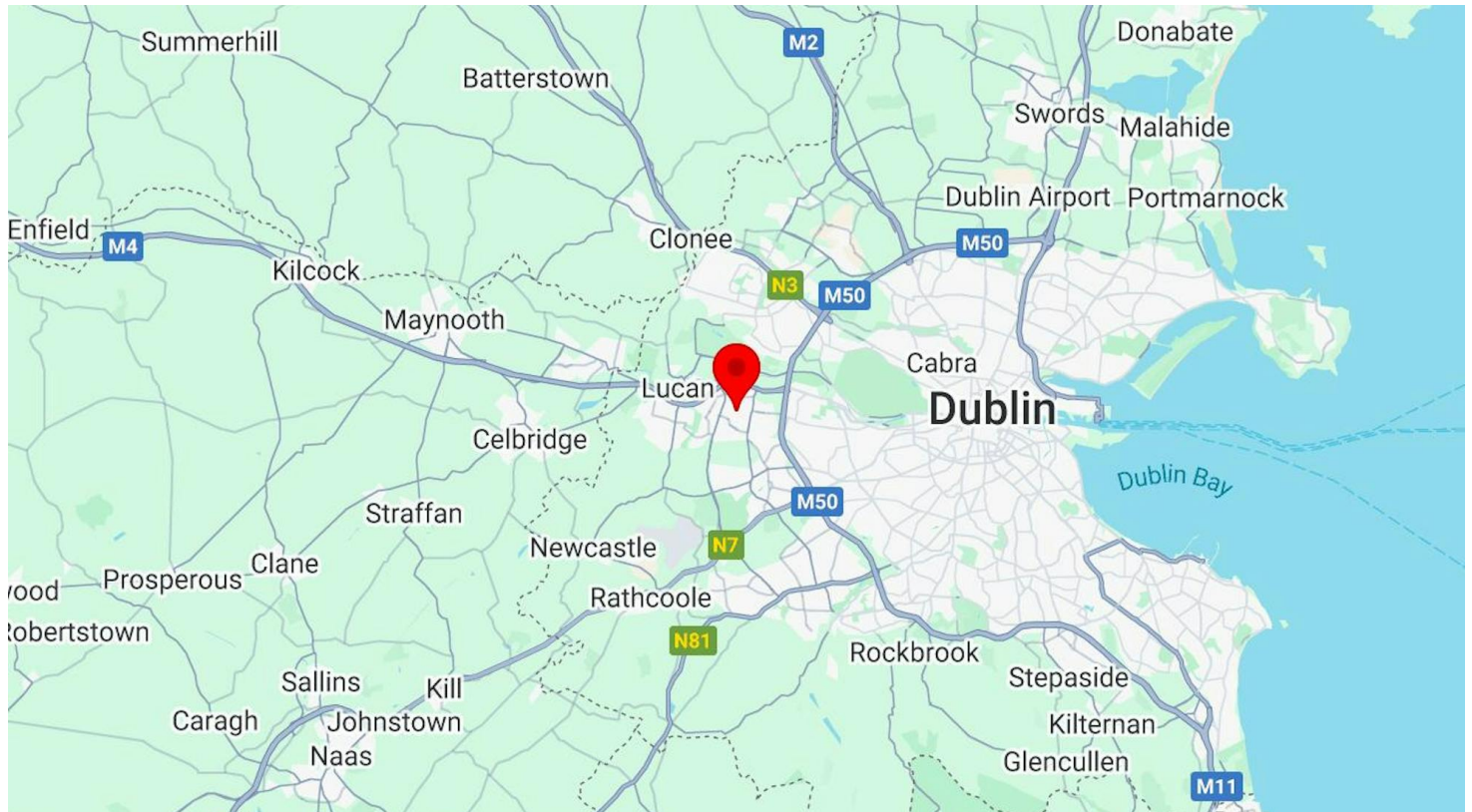
5,303.83 sq m

Reference: #276739



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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.

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

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Warehouse	46,705	4,339.04
Unit - Ground Floor & Warehouse Office	5,332	495.36
Unit - First Floor Office	4,132	383.88
Mezzanine	921	85.56
Total	57,090	5,303.84

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Description

- Detached warehouse with two-storey office accommodation extending to approx 57,090 sq ft
- Including 921 sq ft of concrete mezzanine storage space
- Steel portal frame construction with insulated metal deck roof and perspex roof lights
- Concrete block infill walls to approx. 2.2m high with insulated cladding above to roof level
- The warehouse has a reinforced concrete floor and a clear internal height of approx. 9 metres
- Loading facilities include 2 grade level roller doors and 4 dock levellers
- 33m deep concrete loading yard

- Two storey office accommodation extending to approx. 9,464 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
- 24 hour on site security
- Extensive car parking

(CGI enhanced photos to reflect the refurbishment works).

Terms

New full repairing and insuring (FRI) lease

Rent

On application

Viewings

Strictly by appointment only with sole agent JLL

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