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UNIT FIVE

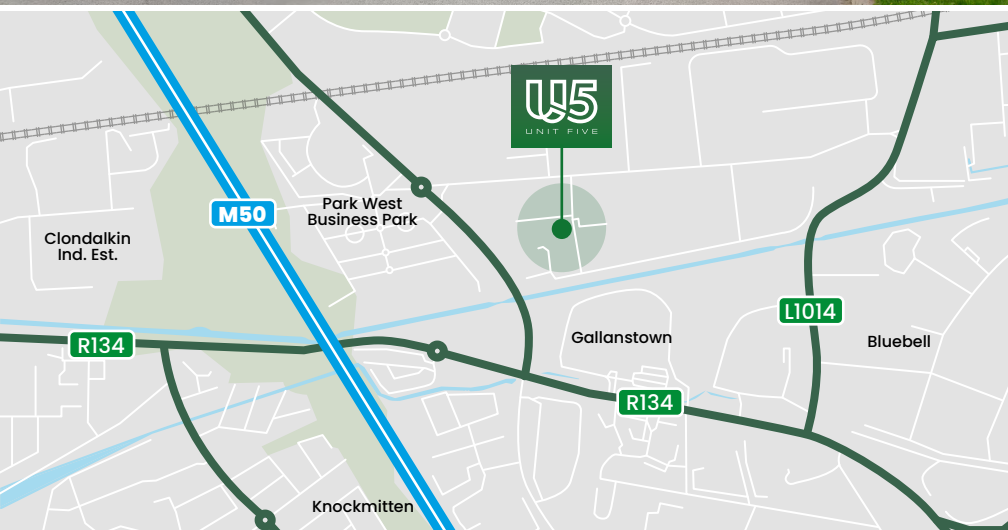
HEANEY AVENUE
PARKWEST INDUSTRIAL ESTATE
DUBLIN 12 | D12 YP90



**DETACHED INDUSTRIAL UNIT EXTENDING TO A GROSS EXTERNAL AREA
OF APPROXIMATELY 2,718 SQ. M (29,256 SQ. FT)**

OPPORTUNITY SUMMARY

- Detached industrial unit extending to a gross external area of approximately 2,718 sq m (29,256 sq ft)
- Former bonded warehouse with 2 no. dock levellers with tailgate loading & 1 no. ground-level roller shutter door
- Well-presented industrial property suitable for a range of uses such as logistics, warehousing, and business operations



CONNECTIVITY

- Approximately 9km from Dublin City Centre
- Easy access to the M50/N7 interchange via Junction 9 of the M50
- Rapid motorway connections to Dublin Airport, Dublin Port Tunnel and all main arterial routes
- Parkwest Industrial Estate is well connected by public transport, with quick access to Parkwest and Cherry Orchard train station and multiple bus routes serving the area. The Kylemore Luas stop is also located nearby

WAREHOUSE SPECIFICATION



Metal frame construction with insulated metal deck roof incorporating translucent panels



Full height precast concrete walls



Sealed concrete floor



Clear internal height of approximately 6 metres



High bay sodium lighting



2 no. dock levellers with tailgate loading



1 no. ground level roller shutter door



3-phase power connected

OFFICE SPECIFICATION



Mixture of open-plan and partitioned offices



Suspended ceilings with recessed fluorescent lighting



Painted and plastered walls



Electric storage heating



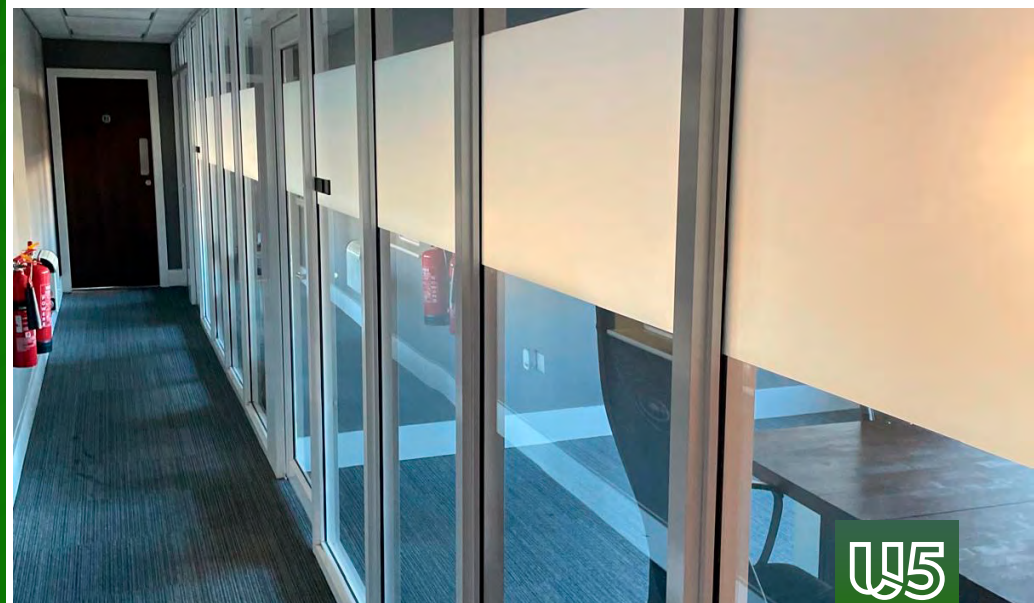
Carpeted flooring



Toilet facilities provided



Double-glazed aluminium windows with steel security shutters



ACCOMMODATION SCHEDULE

APPROX. GROSS EXTERNAL FLOOR AREA

Offices	228 sq. m	2,454 sq. ft
Warehouse	2,490 sq. m	26,802 sq. ft
Total gross external area	2,718 sq. m	29,256 sq. ft

All measurements are approximate and for information purposes only. Intending occupiers must satisfy themselves as to the accuracy of the measurements and information provided above.

RATES

The rateable valuation is €132,400. The rates payable for 2026 are approx. €38,263.60.

SERVICE CHARGE

The service charge for 2025 was €15,239.82.

INSPECTIONS

All inspections are strictly by appointment through Savills.

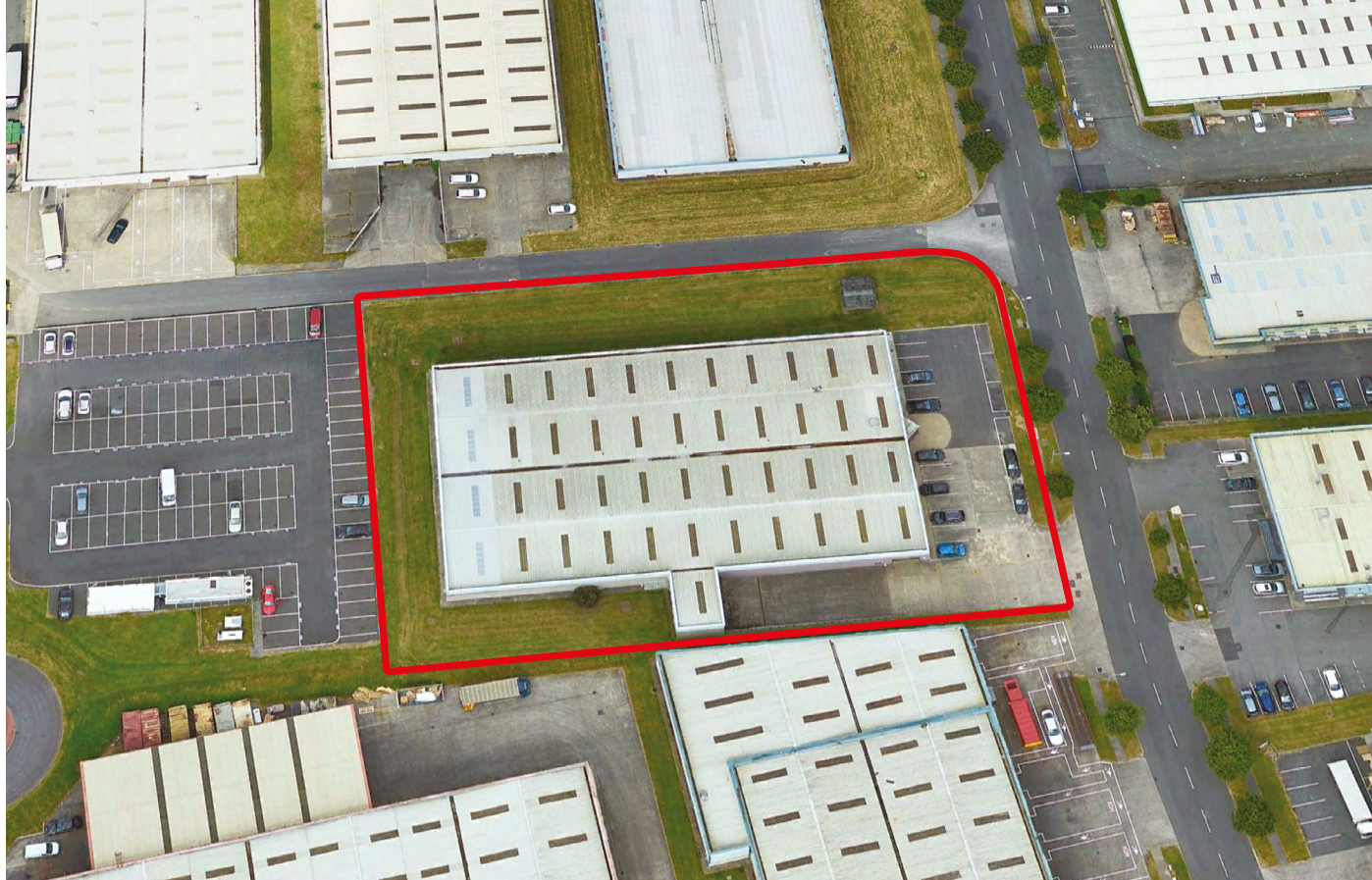
RENT

On application.

BER



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