



BNP PARIBAS
REAL ESTATE

TO LET
INDUSTRIAL UNIT

UNIT 1, SANDYFORD PARK BURTON HALL AVENUE

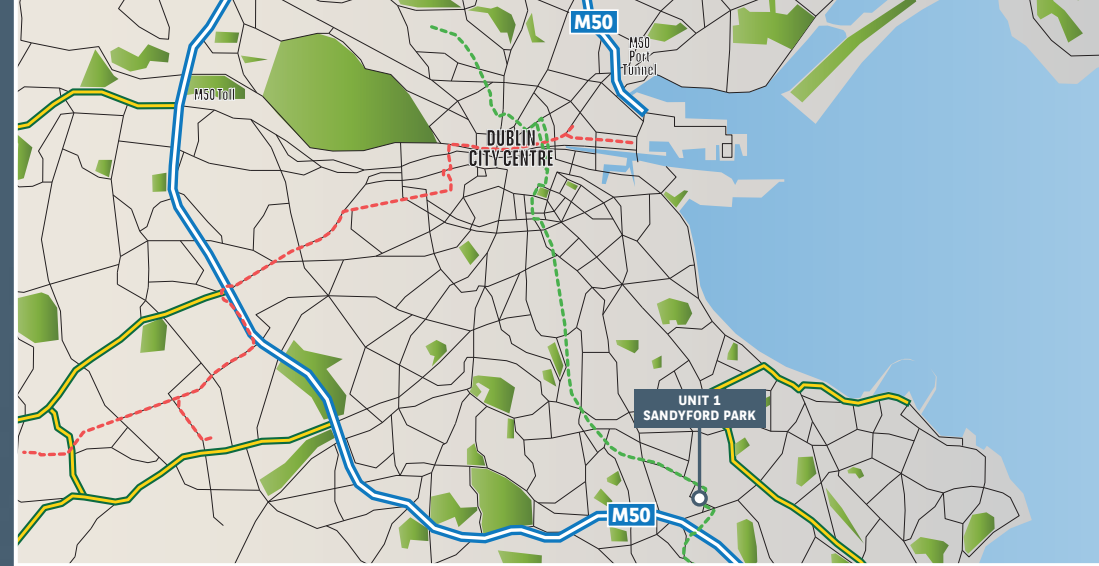
SANDYFORD BUSINESS PARK, DUBLIN 18

4,435 SQ. FT.



LOCATION

- » The property is located within the well-established Sandyford Business Park.
- » The park is in close proximity to the Sandyford LUAS station offering a direct link to the city centre.
- » There is direct access via Blackthorn Road to the N11 & M50 in addition to being served by numerous bus routes, Aircoach bus link and feeder to Blackrock DART station.
- » The property is located within proximity to, Sandyford Office Park, Central Park, Leopardstown Racecourse, The Clayton Hotel, Beacon Hospital, Beacon South Quarter and Beacon Court.



DESTINATION	DISTANCE (APPROX.)
M50	2 KM
Dublin City Centre	13.3 KM
Dublin Airport	24.1 KM
Dublin Port Tunnel	12.9 KM

LOCAL OCCUPIERS

» Occupiers in the immediate area include:

BIZQUIP

Woodie's

home secure

nesta
storage

fallow
SPECIALITY COFFEES

UNIO
WEALTH MANAGEMENT



DESCRIPTION

- » Two storey self-contained industrial unit
- » Large warehouse to the rear
- » 2 storey offices to the front
- » 1 Roller shutter door
- » Steel frame construction with concrete block infill walls to full height
- » 6M clear internal height
- » 12 allocated car parking spaces
- » Flexible lease terms available

ACCOMMODATION

- » Warehouse: 2,210 sq. ft.
- » Two storey offices and reception: 2,225 sq. ft.

RENT

On application

RATES

On application

BER RATING



INSPECTIONS

Inspections are solely by appointment with the leasing agents BNP Paribas Real Estate.

FOR MORE INFORMATION PLEASE CONTACT:

JAMES KEARNEY

M: +353 85 738 0566

james.f. Kearney@bnpparibas.com

SEAN HIGGINS

M: +353 87 036 7536

sean.higgins@bnpparibas.com



**BNP PARIBAS
REAL ESTATE**

www.realestate.bnpparibas.ie

+353 (0)1 661 1233

PSRA No: 002702

DISCLAIMER: BNP Paribas Real Estate gives notice that these particulars are set out for general outline only, for the guidance of intending purchasers / tenants and do not constitute, nor constitute part of an offer or contract. All descriptions, dimensions, references to condition and other details are given without responsibility and any intending purchasers / tenants should not rely on them as statements or representations of fact, but must satisfy themselves or otherwise as to the correctness of each of them. All floor areas are approximate.