



To Let

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 2 dock levellers
- 32 metre deep concrete loading yard

Unit 41

Fonthill Business Park, Fonthill Road, Clondalkin,
D22 NP74

28,273 sq ft

2,626.65 sq m

Reference: #353571

BER C1

Unit 41

Fonthill Business Park, Fonthill Road, Clondalkin, D22 NP74



Description

- Detached warehouse with two-storey office accommodation extending to approx. 28,273 sq ft.
- Steel portal frame construction with insulated metal deck roof and perspex roof lights
- Concrete block infill walls 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 2 dock levellers
- 32m deep concrete loading yard
- Two storey office accommodation extending to approx. 8,486 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

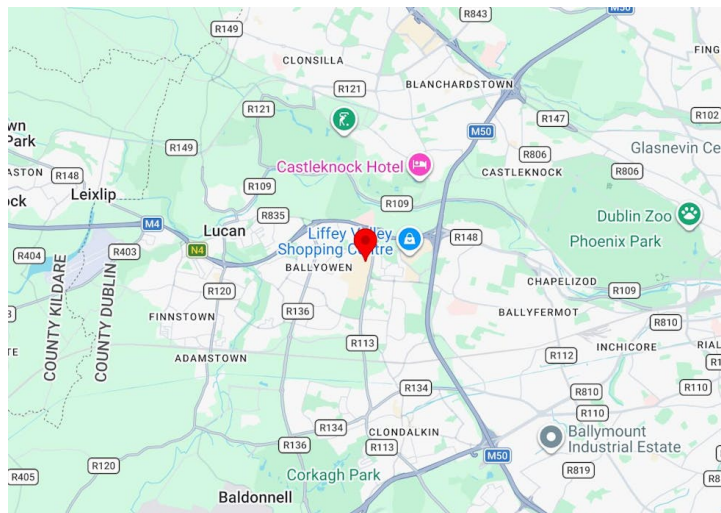
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Warehouse	19,787	1,838.27
Unit - GF Office	4,490	417.13
Unit - FF Office	3,996	371.24
Total	28,273	2,626.64

Unit 41

Fonthill Business Park, Fonthill Road, Clondalkin, D22 NP74



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.

Rosie Carey

+353 1 477 9709 | +353 86 440 2172

rosie.carey@jll.com

Sam Cassidy

086 833 5456 | + 353 16731614

sam.cassidy@jll.com

Nigel Healy

+353 1 673 1635 | + 353 86 257 5851

nigel.healy@jll.com

The particulars and information contained in this brochure are issued by Jones Lang LaSalle on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information, they do not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The particulars and information are given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the particulars and information given. None of Jones Lang LaSalle, its employees, agents or affiliate companies, makes any warranty or representations whether express or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser/tenant or any third party arising out of the particulars or information. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any applicable taxes or VAT arising out of the transaction.