HARVEY

INDUSTRIAL PROPERTY SPECIALISTS

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Boundaries For Indicative Purposes Only

Yard & Building, Crag Avenue Business Park, Clondalkin Industrial Estate, Dublin 22

TO LET

BER B

2.94 Acre Yard

1,395 sq m

8 Mins Drive to M50

Rare Opportunity to Occupy a Large Yard within Clondalkin Industrial Estate, with the Benefit of an Existing Factory Unit On-Site.

LOCATION HIGHLIGHTS

- Clondalkin Industrial Estate is a well established and popular industrial and warehouse location.
- The yard is located in Crag Avenue Business Park, approx. 130 m from Crag Avenue, directly opposite its junction with Besser Drive.
- The location enjoys easy access to the M50 Motorway, via Junction 7 at Liffey Valley and Junction 9 at the Red Cow Interchange.
- These junctions provide immediate access to the N4 and N7 national road networks which serve as the main arterial routes linking Dublin to Galway and the midlands going West, as well as Waterford, Limerick and Cork going South.
- Occupiers in the area include Circet Ireland, Echelon Data Centres, Davenham Switchgear, Primeline and Alucraft.

PROPERTY FEATURES

Yard

- 1.19 Hectares (2.94 acres).
- Gated and fenced.
- Predominantly surfaced in a mix of concrete and tarmacadam.

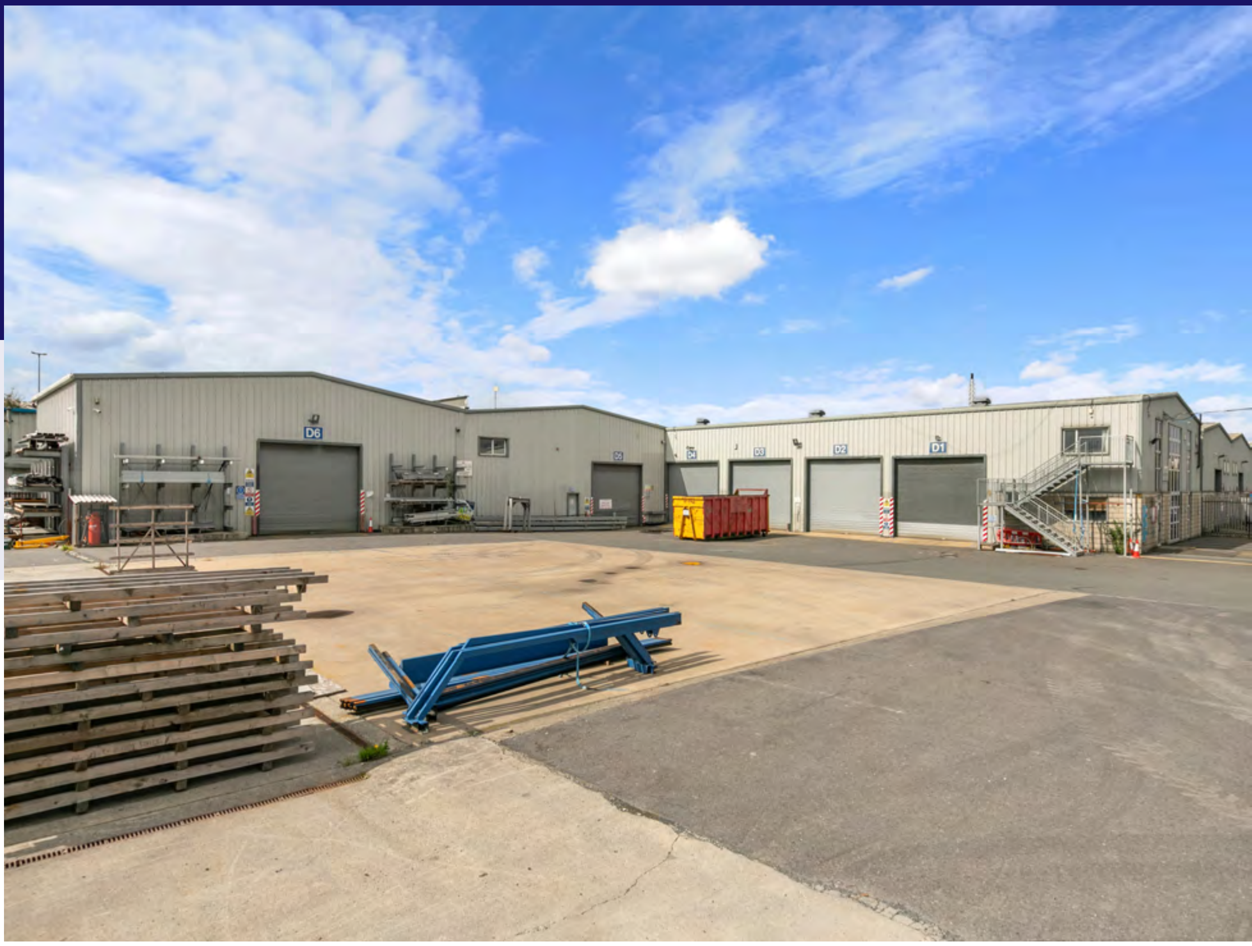
PROPERTY FEATURES CONTINUED

Factory Unit

- L-shaped factory unit.
- Twin skin metal deck roof incorporating approximately 10% translucent panels.
- 6 No. level access loading doors.
- 6.3 m eaves height.
- 3 phase power.

Office

- Office and ancillary accommodation is set out over ground and first floor levels, in a mix of open plan and cellular accommodation.
- Finishes include suspended ceilings incorporating LED and fluorescent light fittings, power & data points, electric heating etc.
- Please note we have not tested any apparatus, fixtures, fittings, or services. Intended tenants must undertake their own investigation into the working order of these items.



ACCOMMODATION (sq m)

Measurement Application - Gross External

Yard (acres)	2.94

Factory	1,142
Two Storey Offices & Staff Facilities	253
TOTAL	1,395

Intending tenants are specifically advised to verify all information, including floor areas. See DISCLAIMER.

BER

BER: B
BER No. 801184144
Annual Primary Energy: 290.07 kWh/(m^2.y)

TOWN PLANNING

The subject property is situated in an area zoned 'EE' - "To provide for enterprise and employment related uses"

TITLE

Freehold under Folio No. 172725F.

ANNUAL RENT

€275,000, exclusive.

INSPECTION

By appointment with Sole Agent, HARVEY.

DRIVE TIMES

DRIVE TIMES	MINS
M50 (Junction 7)	8
N7 / Naas Road	8
M50 (Junction 9)	9
Dublin International Airport	18
Dublin City Centre	20

(Source: Google Maps without traffic)

GPS: 53.32955, -6.39134

HARVEY

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