O'Neill & Co.
CHARTERED SURVEYORS
& AUCTIONEERS LTD

To Let

Industrial / Warehouse Unit



Unit 2E
Kylemore Industrial Estate
Killeen Road
Dublin 10
D10 EH50

- **Recently Renovated Industrial / Warehouse Unit extending to c. 241 sq. m.(2,595 sq. ft)**
- **Strategically positioned business park in Southwest Dublin**
- **Flexible layout to suit a variety of uses**
- **Ample Communal Car Parking to Front**

O'Neill & Co.
Chartered Surveyors & Auctioneers Ltd.
Trident House
Dublin Road
Naas
Co. Kildare

+353 (0)45 856 604
www.oneillandco.ie

Contact
John Newcombe
087 384 8527
john@oneillandco.ie

Darac O'Neill
087 965 6063
darac@oneillandco.ie

SOCIETY OF CHARTERED SURVEYORS IRELAND
RICS the mark of property professionalism worldwide
Údarás Rialála Seirbhísí Maoine Property Services Regulatory Authority

O'Neill & Co.
CHARTERED SURVEYORS
& AUCTIONEERS LTD

To Let

Industrial Unit





Location

- Kylemore Industrial Estate is a long-established and strategically positioned business park in southwest Dublin
- Located in the centre of one of Dublin's most popular industrial hubs.
- Located c1.3 km from the Naas Road (N7), 2.4 km from the M50 motorway and just 8km west of Dublin City Centre
- Close to Luas and Dublin Bus routes



Description

- Mid-Terrace, Recently Renovated Industrial / Warehouse Unit
- Extending to c. 241 sq.m (2,595 sq. ft)
- Access via a full-height roller-shutter door and separate pedestrian entry
- Ample Parking

Quoting Price

On Application

Ratable Valuation

€10,180

Service Charge

TBC

BER D1

DISCLAIMER

These particulars are issued by O'Neill & Co. Ltd. on the understanding that any negotiations respecting the properties mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the properties referred to or for any expense that may be incurred in visiting same should it prove unsuitable for to have been let, sold or withdrawn. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. Applicants are advised to make an appointment through us before viewing. Prices are quoted exclusive of VAT (unless otherwise stated) and the purchaser/lessee shall be liable for any VAT arising on the transaction. Any reasonable offer will be submitted to the owner for consideration. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property. © O'Neill and Co. Ltd. 2024. PSRA Licence No: 001224

SOCIETY OF CHARTERED SURVEYORS IRELAND

RICS the mark of property professionalism worldwide

Údarás Rialála Seirbhísí Maoine Property Services Regulatory Authority