



To Let

Unit 42, Block 528

Grants Road, Greenogue Business Park, Rathcoole, Co. Dublin



Lisney
COMMERCIAL REAL ESTATE



Corner profile unit offering approx. 1,042 sq.m of warehouse and office accommodation



Located off Grants Road, in an actively managed business park with 24/7 on site security



Loading access is via 1 no. roller shutter



Clear internal height of approx. 7.77m



Ample car parking to front and side of the unit



Two storey office accommodation extending to approx. 175.9 sq.m (1,893 sq.ft)

Location	Minutes
N7	5
M50 Jct. 9	14
Dublin Airport	34
Dublin Port (via Port Tunnel)	33
Dublin City Centre	44



Location

- Located just off Grants Road, which forms part of the larger Greenogue Business Park.
- Situated 1.1 km from the Rathcoole Interchange on the Naas Road (N7), 8.5 km from the N7 / M50 motorway junction.
- Dublin City Centre is approx. 17 km north-east of the business park.
- Secure and actively managed development .
- Notable occupiers include PRL Group, Zeus Packaging, JCB and Amazon.



Description

- Mid-terrace warehouse facility extending to approx. 1,042.40 sq.m (11,220 sq.ft).
- Steel portal frame construction with block infill walls & twin skin insulated metal deck roof (incorporating translucent panels).
- Loading access is via 1 no. manual roller shutter door to the front of the unit.
- Clear internal height of approx. 7.77m
- Two storey office accommodation of approx. 175.9 sq.m (1,893 sq. ft.).

Accommodation (Gross External Area)

Accommodation	Size Sq. M.	Size Sq. Ft.
Warehouse	866.5	9,327
Ground Floor Office	116.8	1,257
First Floor Office	59.1	636
Total	1,042.40	11,220

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

Rent & Lease Terms

On application.

Rates

€12,751.20 per annum.

Service Charge

€1,968 (incl. VAT) per annum.

Insurance

Approx. €700 (incl. VAT) per annum.

BER



Further Information & Viewing

Viewing is strictly by arranged appointment only with joint selling agents Lisney and O'Neill & Co.

Lisney

COMMERCIAL REAL ESTATE

James Kearney

E: jkearney@lisney.com

T: 085 738 0566

Sean Gormley

E: sgormley@lisney.com

T: 087 676 8112



Darac O'Neill

E: darac@oneillandco.ie

T: 087 965 6063

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