

TO LET

FORMER COCA COLA PREMISES, WESTERN INDUSTRIAL ESTATE, **NAAS ROAD**, DUBLIN 12.



HIGH PROFILE
INDUSTRIAL COMPLEX
5,000 - 15,000 SQ.M.

savills.ie  savills
01 618 1300

 | Finnegan
Menton
01 614 7900

LOCATION

The complex occupies a prominent location fronting the Naas Road, on the Western Industrial Estate. The properties are reached via the Nangor Road, and the entrance is off Sycamore Road.

The Naas Road / Long Mile Road area is one of Dublin's premier locations for distribution occupiers, and it benefits from immediate access to the M50 motorway, and the Naas Road dual carriageway.

Nearby landmarks include the Red Cow Hotel complex. The Luas light railway Connolly to Tallaght line runs along Naas Road, and the nearest stop is at Kylemore.

Leading national and international companies located nearby include Harris Truck Centre, Renault, FBD and Brooks Thomas.



Offices



Industrial / Warehouse



High Bay Warehouse

ACCOMMODATION SCHEDULE

	Sq. m.	Sq. ft.
A. High Bay Warehouse	3,931	42,315
Warehouse office	539	5,800
Offices (Front)	587	6,320
	<u>5,057</u>	<u>54,435</u>
Canopy	960	10,380
B. Industrial / Warehouse	6,547	70,475
Offices	1,159	12,475
	<u>7,706</u>	<u>82,950</u>

Ancillary Buildings:

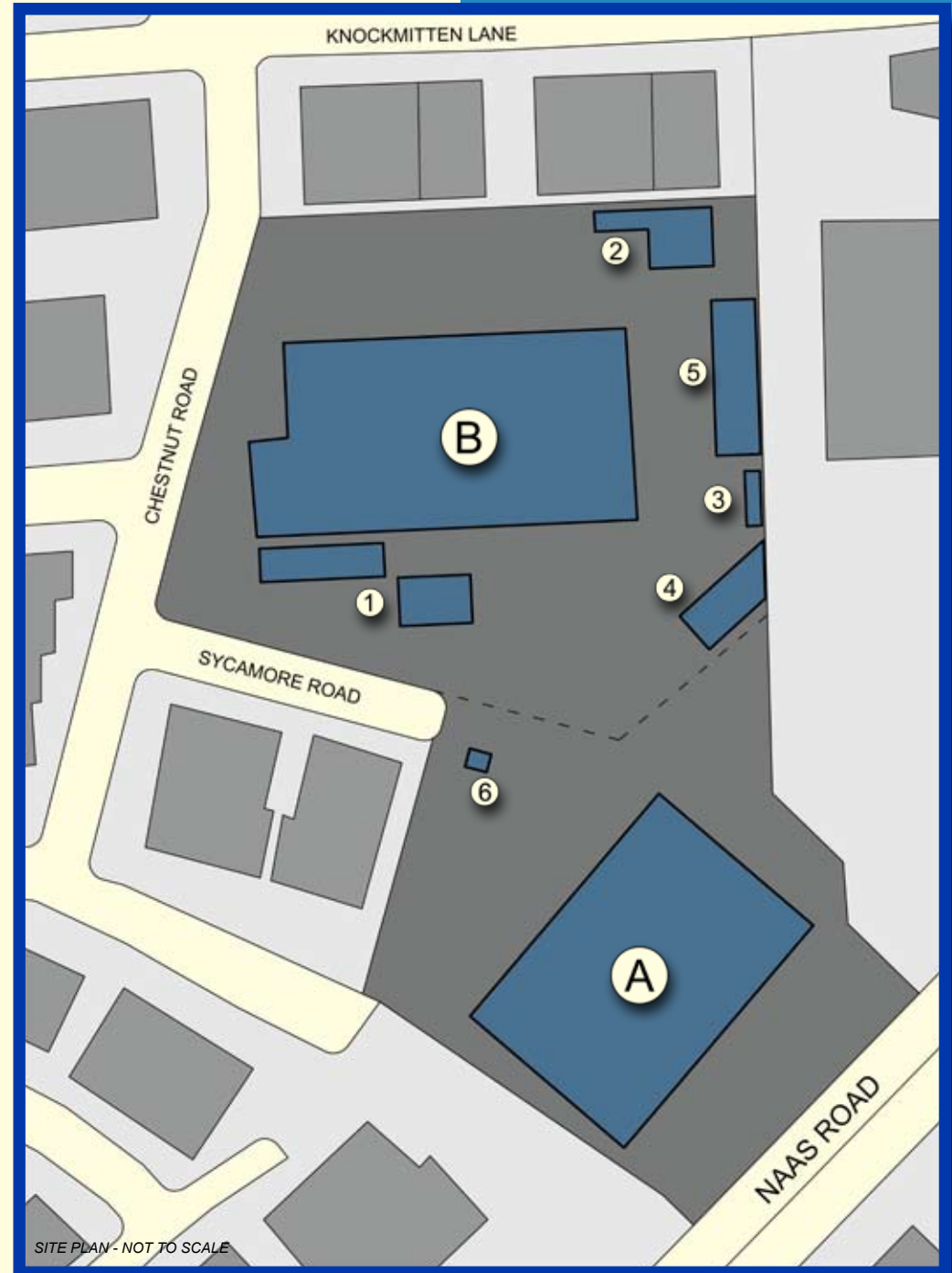
	Sq. m.	Sq. ft.
1. Presentation Centre	197	2,120
2. Engineering Workshop	570	6,135
3. Despatch Office	93	1,000
4. Sales Office	289	3,110
5. Covered Area	961	10,345
6. Gate House	56	600
	<u>2,166</u>	<u>23,310</u>

Total Building B / Ancillary **9,872** **106,260**

Total Both Buildings **14,929** **160,695**

* All measurements are approximate, and on a gross external basis.

The ancillary buildings form part of building B within the complex. It may be possible to lease individual buildings within that site - contact us for details.





TERMS

The properties are available on flexible short term leases.

For full details of rents and terms, and for arrangements to inspect, please contact the joint agents below.

DIRECTIONS

The property is located on the city bound side of the Naas Road. From the M50 take Exit 9 (Naas / Limerick) towards the City Centre. Take a left onto Killeen Road (Before Woodies DIY). Turn left onto Knockmitten Lane, take the first left onto Chestnut Road and then left once more onto Sycamore Road where the property entrance is located.



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