



## Unit 523

**Greenogue Business Park,  
Rathcoole, Co. Dublin**

**BER C2**

Detached Warehouse and Office Facility  
c.2,230 sq.m. (24,000 sq.ft.) and  
extensive loading areas



**FINNEGAN  
Menton**

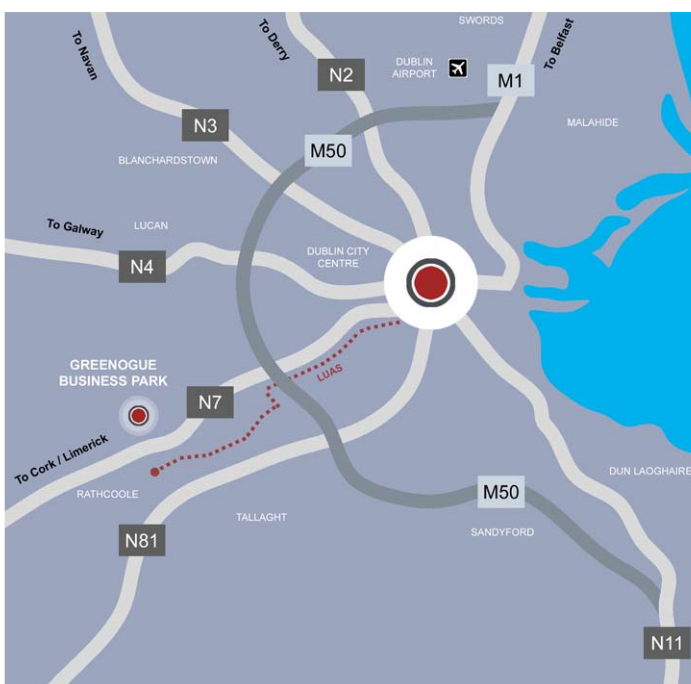


## Location:

Greenogue Business Park and the adjoining Aerodrome Business Park are one of Ireland's largest industrial campuses (c. 350 acres). The Parks are located in Southwest Dublin close to Rathcoole and just off the M7 / Naas Road Motorway at Junction 4 (1.1 km). The upgraded M7 provides direct access to the M50 (c. 8.5 km) and is within c. 4 km of the Outer Ring Road which connects the N7/M7 to the N4.

Greenogue is a fully managed and secure Business Park and is home to over 300 companies including Liebherr, Fannin Healthcare, Bank of Ireland, Lucey Transport Logistics, Zeus Packaging, Emo Oil, Dyson, Univar and McCambridge Fine Foods.

Facilities close by include the City West Hotel and Golf Course, Avoca Rathcoole Store and Café and the Luas at Saggart.





## Description:

- Detached modern warehouse logistics and office facility extending to gross internal floor area of 2,230 sq. m. together with additional c. 382 sq. m. of covered loading bay.
- 3 storey offices finished to headquarter standard with mix of open plan offices, partitioned offices, boardroom, meeting rooms and canteen. Finishes included suspended ceilings, CAT 5e cabling and carpeted floor finishes.
- Fully concreted marshalling yard and covered loading bay.
- 3 dock leveller and 4 grade level loading doors
- Excellent loading facilities
- 10 m clear internal warehouse height
- Very clean facility, ready for occupation
- All mains services including 3 phase power
- High bay sodium lighting to warehouse
- Truck / Van wash facilities



Warehouse

## Accommodation:

Approximate Gross External Floor Areas:

	Sq.m.	Sq.ft.
Warehouse	1,553	16,716
3 Storey Offices	677	7,287
<b>Total:</b>	<b>2,230</b>	<b>24,003</b>
Covered Loading Bay	382	4,112
<b>Overall Gross Area:</b>	<b>2,612</b>	<b>28,115</b>



Boardroom



Loading Bays





### Lease:

To let on new flexible lease up to c. 10 years or by way of assignment of existing lease.

### BER:

B.E.R.: C2 314.10kWh/m2/yr  
B.E.R. Number: 800427320

### Viewing:

By appointment only with sole agents Finnegan Menton  
Contact Nicholas Corson or David Rowe on 01 614 7900

### Rent:

On Application.



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