



Unit 523

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

BER C2

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



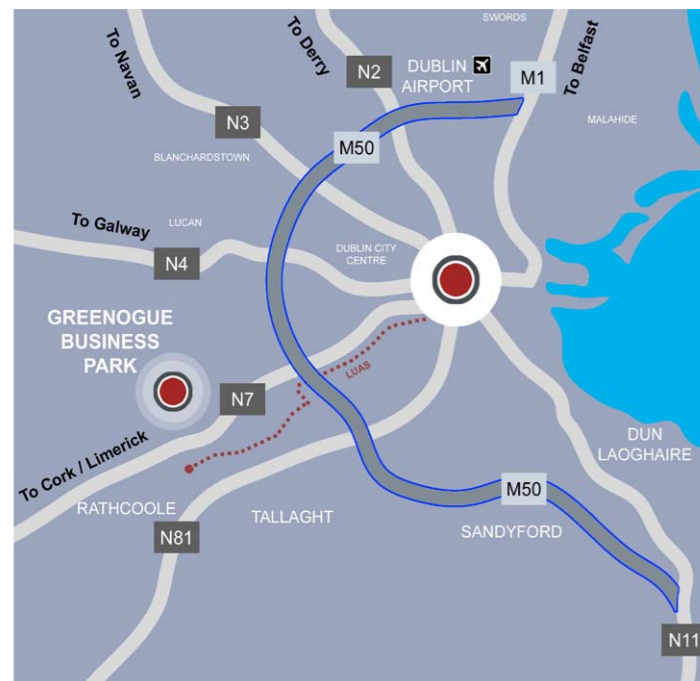
FINNEGAN
Menton

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 Construction Equipment Co., Fannin Healthcare, Bank of Ireland, Lucey Transport Logistics, Zeus Packaging, Emo Oil, Hederman Engineering Limited, 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.



Managers Office

Description:

- Detached modern warehouse logistics and office facility extending to gross internal floor area of 2,230 sq. m. together with additional mezzanine of c.279 sq.m. and 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 6 cabling, part air conditioned 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



Boardroom

Accommodation:

Approximate Gross External Floor Areas:

	Sq.m.	Sq.ft.
Warehouse	1,553	16,716
3 Storey Offices	677	7,287
Total:	2,230	24,003
Mezzanine	279	3,012
Covered Loading Bay	382	4,112
Overall Gross Area:	2,891	31,127



Loading Bays



Lease:

To let by way of assignment / sublease.

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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