



**Unit 13, Trinity Court**  
**The Courtyard,**  
**Fonthill Business Park,**  
**Dublin 22**



Superb Warehouse & Office Premises  
c. 354sq.m. / 3,810sq.ft.  
Vacant Possession



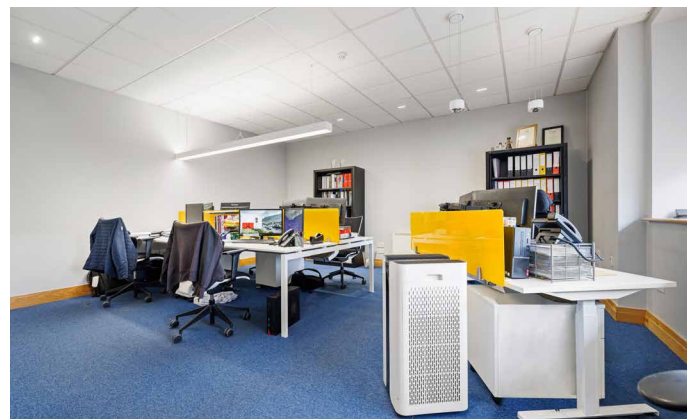
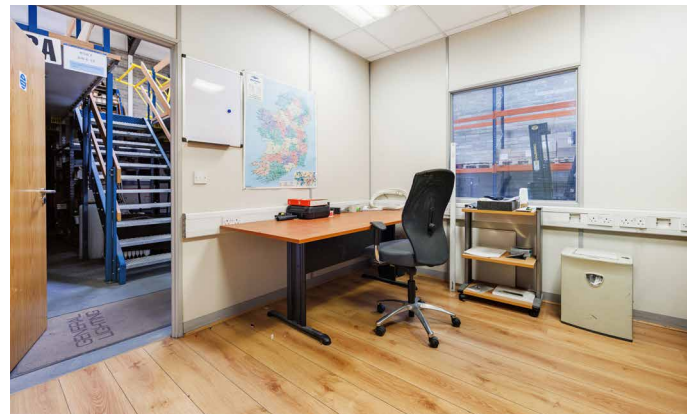


## Location:

Trinity Court at The Courtyard in Fonthill Business Park is a well-established and actively managed business park located just 2 km from the M50 / N4 intersection giving occupiers ready access to the wider road network, Dublin Airport and Dublin City Centre.

Adjoining occupiers in the park include Musgrave, Glanbia, Whirlpool, DID Electrical and An Post. The property is located within a 5-minute drive to Liffey Valley Shopping Centre and Liffey Valley Retail Park where there are a range of amenities. Retail occupiers include Dunnes Stores, Penney's, McDonalds, Halfords, EZ Living Interiors, Costa Coffee and many more.

Unit 13 Trinity Court is within a 10 minute cycle to Clondalkin / Fonthill railway station serving western commuter rail lines and connections to the City Centre. Nearby bus routes include 51D, G2, L53, 76 & 76A.



## Description:

13 Trinity Court is a mid-terrace warehouse unit extending to a gross external floor area of c. 354 sq.m. (3,810 sq.ft.) with additional mezzanine of c. 78.0 sq.m. (840 sq.ft.). The unit, which is in excellent condition, is constructed of steel frame construction with concrete block infill walls and a double skin insulated metal deck roof. The warehouse, extending to c. 257.7 sq. m (2,774 sq. ft.), is accessed via standard grade electric roller shutter door to the front and has a clear internal eaves height of approx. 7.3 metres.

Internally, the property provides for ground and first floor office accommodation to the front which has been extended into the warehouse to provide a canteen and dispatch office at ground floor level. Internal finishes within the office accommodation briefly comprise of suspended ceilings with a mix of recessed LED lighting and spot feature lighting, plastered and painted walls and electric storage heating. There are 6 designated surface car parking spaces to the front.



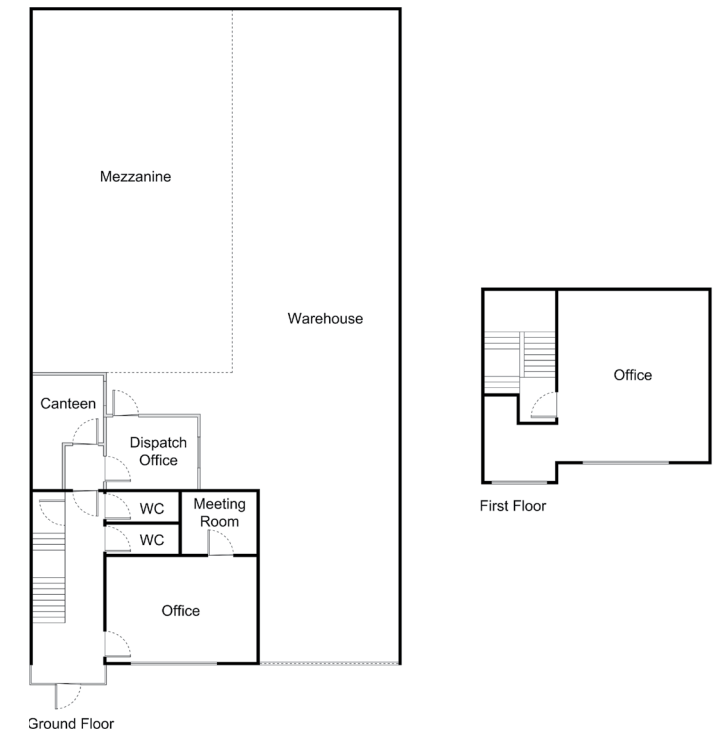
## Accommodation:

Approximate Gross External Floor Area:

	Sq.m.	Sq.ft.
<b>Ground Floor</b>		
Warehouse (incl. Canteen & Dispatch)	257.4	2,770
Office	48.3	520
<b>First Floor</b>		
Office	48.3	520
<b>Total</b>	<b>354.0</b>	<b>3,810</b>
Mezzanine	78.0	840

## Features:

- Well maintained unit in excellent condition
- c. 354 sq.m. / 3,810 sq.ft.
- Cat 5e cabling
- 6 designated surface car parking spaces
- c. 2km from N4 / M50 interchange







**Rates:**

€5,961.60 (2023)

**Price:**

On Application

**BER:** 

**Service Charge:**

€975.94 (2023)

**Title:**

Long leasehold title, subject to nominal rent

**Viewing:**

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



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