

To Let

Unit 2, Block K, Grants Road Greenogue Business Park, Rathcoole, Co. Dublin, D24 HN34



Front of Block Split Level Unit with Front & Side Loading Access

- 469 sq. m. Ground Floor with Additional First Floor Concrete Mezzanine of 425 sq. m.
- Generous Car Parking
- Excellent Natural Light Throughout
- Suitable for a Variety of Uses

Unit 2, Block K, Grants Road

Greenogue Business Park, Rathcoole, Co. Dublin, D24 HN34

LOCATION HIGHLIGHTS

- Unit 2 Block K is situated on Grants Road within Greenogue Business Park.
- The Park is a secure and managed development strategically situated 1.1 km from Rathcoole Interchange on the Naas Road (N7).
- Rathcoole Interchange is 8.5 km from the Naas Road (N7) / M50 Motorway (Junction 9).
- The Outer Ring Road, which connects the Naas Road (N7) with the Lucan by-pass (N4) and the Tallaght by-pass (N81) is only 3.4 km from the Rathcoole Interchange.
- Occupiers in the immediate area include PRL Group, Culina SHS, Lucey Transport, VOW, Zeus Packaging, ECI JCB, Movianto and Univar.



PROPERTY FEATURES

- Front of block modern unit with accommodation laid out over two floors.
- Steel frame construction with sealed reinforced concrete floors, painted walls and excellent natural light. All windows are double glazed and are fitted with security shutters internally at ground floor.
- Loading access is provided to the front and side of the building with each of the doors approximately 4.2 m. wide x 4.5 m. high.
- Clear internal height to the underside of the concrete mezzanine floor is 3.4 m.
- Fitted with an intruder alarm.
- Please note we have not tested any apparatus, fixtures, fittings, or services. Intending tenants must undertake their own investigation into the working order of these items.

ACCOMMODATION

Measurement Application - Gross External

	Sq. M.
Ground Floor	469
First Floor Concrete Mezzanine	425
TOTAL	894

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

BER DETAILS

BER: C2

BER No.: 800578932

Energy Performance Indicator: 147 kWh/m²/yr

LEASE & ANNUAL RENT

On application.

DISCLAIMER

These particulars are set out as a general outline for potential purchasers / tenants and whilst every care has been taken in their preparation, they do not constitute an invitation to treat, or an offer or contract of any kind. All descriptions, floor areas, dimensions, plans, maps, computer generated images, references to condition, permissions or licences of use or occupation, access and other details, are for guidance purposes only and may be subject to change. The particulars and information are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely upon them as statements or representations of fact, and is specifically advised to satisfy themselves as to their accuracy by carrying out their own due diligence at their own expense. No employee or principal of William Harvey & Co. Limited has any authority to make or give any representation or warranty in respect of the property and no liability will be accepted in respect of any loss suffered by any intending purchaser / tenant or third party arising out of these particulars or information. Prices / rents are quoted exclusive of VAT and any other applicable taxes that the purchaser / tenant will be liable for.



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