

TO LET

Unit 4, Willsborough Cluster, Clonshaugh Business & Technology Park, Clonshaugh, Dublin 17.

Superb modern business unit of approximately 342 sq m (3,681 sq ft)



- Located in Clonshaugh Business & Technology Park, an Access Controlled and Secure Business Park Environment.
- Only minutes from Dublin City Centre, the Port Tunnel, Dublin Airport and both M50 and M1 Motorways.
- Unit Consists of Exceptionally High-Quality Office and Warehouse Accommodation.

**Lambert
Smith
Hampton**

01 673 1400

ROHAN 

Unit 4, Willsborough Cluster,

Clonsaugh Business & Technology Park, Clonsaugh, Dublin 17.



LOCATION

The park is located off the M50 Motorway with easy access to the City Centre, the Port Tunnel, Dublin Airport and the M1 Motorway.

THE PROPERTY

The property comprises a modern mid terrace business unit containing high quality office and warehouse accommodation. The property has the benefit of 6 designated car spaces.

Approx. gross external floor areas:	
Warehouse	257 sq m
Offices	85 sq m
Total	342 sq m

All intending tenants are specifically advised to verify the floor areas and undertake their own due diligence.



WAREHOUSE

- Steel frame construction
- Insulated metal deck roof incorporating translucent panels
- Sealed concrete floor
- Automated ground level roller shutter door
- Clear internal height approximately 6.3 m
- Fluorescent strip lighting

OFFICES

- Suspended ceilings with recessed fluorescent lighting
- Painted and plastered walls
- Open plan offices
- Carpeted throughout
- Perimeter trunking
- Electric storage heating

SERVICES

We understand that all mains services including three phase power are provided and connected to the property.

TERMS

New long term lease.

BER

BER Rating: D1
BER Number: 800470205
EPI: 84.24 kgCO₂ /m²/yr 1.63

RATES

€4,839 (2016)

SERVICE CHARGE

€2,047 (2016)

RENT

On application

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