

# TO LET

## MODERN INDUSTRIAL PREMISES

### UNIT 23, COOKSTOWN IND. ESTATE, TALLAGHT, DUBLIN 24.



#### LOCATION

The property is situated within the Cookstown Industrial Estate, which is in a very prominent position with direct frontage to the Belgard Road and adjacent to the M50 motorway, apx. 9km southwest of Dublin City Centre. Cookstown Industrial Estate is a highly successful development, allows direct motorway access to all nation arterial routes.

The property comprises an end of terrace business facility.

Viewing is recommended.

BER D1

**F.J. Frisby  
& Associates**  
Commercial Property Specialists



## DESCRIPTION

The property comprises a high specification industrial unit incorporating two story offices. Construction consists of concrete block work walls in an attractive grey two tone finish with matching grey cladding over to roof level. Double skin insulated metal deck roofing, incorporating natural lighting and dust proofed concrete floors throughout production area. Internally, office are constructed with concrete block walls, concrete slab first floor and general finishes throughout including plastered and painted walls, suspended ceiling, floor coverings, etc.

## ACCOMMODATION

	APPROX. SQ. M.	APPROX. SQ. FT.
Warehouse		
Plus Two storey office		
<b>TOTAL GROSS FLOOR AREA</b>	<b>1,115</b>	<b>12,000</b>

## SERVICES / GENERAL

- Single & three phase power
- Mains gas
- Mains drainage and sewerage
- Burglar Alarm
- Telephone system
- Storage heating to office area

## Inspection

Strictly by Prior Appointment Only

[F.J. Frisby & Associates Ltd](#)

## TERMS

The property is offered For Sale or To Let

Price on application

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Sandyford, Dublin 18

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**Building Energy Rating (BER) D1**



### Note:

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