

# TO LET

## MODERN INDUSTRIAL PREMISES

### UNIT 2 AIRTON BUSINESS PARK, TALLAGHT, DUBLIN 24.



#### LOCATION

Airton Road Industrial Estate is a well established and very popular estate in Dublin's South West, approximately 9 miles to Dublin City Centre.

Excellent access is available to the M50 Motorway via the Belgard Road and to all the main arterial routes from Dublin.

Many high profile companies are located closeby including Mr. Price, Johnson & Johnson, Bimeda, B&Q, Danske Bank, Hire a Crate, Tallaght Ford, Eastern Region Ambulance Service, Woodies, Cycle Superstore etc.

The nearby Tallaght Hospital and internationally acclaimed Square Shopping Complex and Tallaght Town Centre attend to the commercial success of this location.

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Industrial Property Specialists



## DESCRIPTION

Unit 2 Airton Business Park comprises an end of terrace industrial unit including two storey offices, attractive finishes with suspended ceilings, lighting and decoration throughout.

The entire is of modern construction and is well fitted throughout, including offices, toilets, tea room, private offices and clear industrial space with excellent headroom.

Roller shutter door access is to the rear elevation and the premises has the benefit of an enclosed compound to the side.

The building is ready for immediate occupation.

## ACCOMMODATION

	APPROX. SQ. M.	APPROX. SQ. FT.
Factory / Warehouse <b>Plus Mezzanine</b> <b>Incl</b>	6,478	602
Ground Floor Offices & Toilets <b>Plus</b> First Floor Offices	4,622	429
<b>TOTAL GROSS FLOOR AREA</b>	<b>11,100</b>	<b>1,031</b>

## SERVICES / GENERAL

- Enclosed, secure business park
- Convenient location
- Single and Three Phase Power
- All main services provided to the development
- Burglar Alarm & Security Shutters Installed

## LEASE TERMS

The property is available to let on flexible lease terms.



## Inspection

Strictly by Prior Appointment Only

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