

**FOR
SALE
OR
TO LET**

UNIT 12 CRAG CRESCENT CLONDALKIN INDUSTRIAL ESTATE DUBLIN 22



MODERN INDUSTRIAL UNIT WITH WAREHOUSE, TWO STOREY OFFICES AND LARGE FORECOURT

5,100 SQ. FT. (470 SQ. M.) approx.

WAREHOUSE WITH DUAL ACCESS VIA ROLLER SHUTTER DOORS
TO THE FRONT AND SIDE OF PROPERTY.

GROUND AND FIRST FLOOR OFFICES.

LARGE FORECOURT/YARD AREA

AVAILABLE IMMEDIATELY.

SUITABLE FOR A VARIETY OF USERS.

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

PSRA 002980

LOCATION

Unit 12 Crag Crescent is located within the well established Clondalkin Industrial Estate, with easy access to the Naas Road and M50 at Junction 9 (N7 Interchange) and Junction 10 (Ballymount) which serves all main arterial routes throughout the country.

The property is located within 15km of Dublin City Centre. The Red Cow Luas station is located within walking distance from the property and the area is served by all major Dublin bus routes.

Nearby occupiers include Gabor Construction, Hoistech, Cover Up, JR Labels, Nolan's Stainless Fabrication, Self Storage Clondalkin and more.

DESCRIPTION

The subject property comprises a modern semi detached industrial unit located within Clondalkin Industrial Estate to the rear of the estate accessed via a private and secure entrance. The property has a large forecourt / yard suitable for parking, goods access, additional storage and more.

The warehouse is suitable for a variety of users with dual access via electric roller shutters to the front and side of the property. The property is of concrete block walls, concrete floor and concrete frame supporting a double skin metal deck roof with 10% natural lighting. The eaves height is 5.5m and the apex height is 6.8m.

Two storey offices are located on the left hand side of the property accessed via a reception entrance which leads to an open plan office/meeting space, toilet facilities and kitchenette. On the first floor there is one private office and one large meeting room / open plan office space for bench desking. The offices are painted and carpeted with electric heating systems, suspended ceilings and fluorescent lighting.

The property is supplied with electricity, three phase power and burglar alarm.



Accommodation	Sq. ft.	Sq. m.
Warehouse	3,600	330
Ground Floor Offices	750	70
First Floor Offices	750	70
TOTAL (APPROX.)	5,100	470
GROSS EXTERNAL AREA		



PRICE OR RENT & LEASE TERMS
AVAILABLE ON APPLICATION

Inspection
Strictly by prior appointment only
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