

**TO
LET**

**UNIT 13 HIBERNIAN
INDUSTRIAL ESTATE
GREENHILLS ROAD
TALLAGHT
D24 PH29**



MODERN INDUSTRIAL PREMISES IN PRIME CORNER POSITION

TOTAL FLOOR AREA C. 12,303 SQ. FT. (1,143 SQ. M.)

SITE AREA OF APPROX. 0.5 ACRES

AVAILABLE IMMEDIATELY BY WAY OF LEASE
ASSIGNMENT OR SUB-LET.

POTENTIAL FOR RETAIL/SHOWROOM USE SUBJECT TO
PLANNING PERMISSION.

INCORPORATES TWO STOREY OFFICES AND LARGE
YARD. EXCELLENT ACCESS TO THE M50.

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

PSRA 002980

LOCATION

Hibernian Industrial Estate is situated in one of Southwest Dublin's most established industrial areas and prominently located on the east side of the Greenhills Road, close to Airton Road and Broomhill Road. This area enjoys excellent access to the M50, serving all main arterial routes to the country. Occupants of nearby adjoining properties include, Amazon, Elephant Storage, SIG Trading Ltd., Power City, Stuarts Garages, Heat Merchants, Harvey Norman Flagship Store and Costa Coffee.



DESCRIPTION

Unit 13 Hibernian Industrial Estate comprises a semi-detached modern industrial property in a prime corner position. Construction materials used include steel portal frames and steel columns, supporting double-skin insulated corrugated asbestos cement roof sheeting. Concrete block walls with insulated wall panels over to roof level and reinforced concrete floors throughout. Eaves height is c. 6m and access for goods traffic is via roller shutter door to the front of the building. A mezzanine level extends to 7m in width and to the factory walls of solid construction with stairs and loading dock. Two storey offices are provided to the front of the building to include staff canteen, private offices, meeting room, male & female toilets and trade counter.

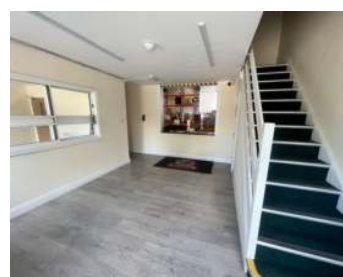
Services / General

- All main services provided
- Single and Three Phase Power
- Convenient Location
- Ample parking, loading and access.
- Electric storage heating in office area
- Burglar Alarm & security shutters installed

<u>Accommodation</u>	<u>Sq. ft. (approx.)</u>	<u>Sq. m. (approx.)</u>
Industrial Warehouse / Factory (Incl. Ground Floor Offices)	11,216 (1087)	1,042 (101)
First Floor Offices	1,087	101
TOTAL FLOOR AREA	12,303	1,143

AVAILABLE IMMEDIATELY BY WAY OF LEASE ASSIGNMENT OR SUB-LET

Inspection by appointment
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