

Lisney

TO LET

28 SPRUCE AVENUE
STILLORGAN BUSINESS PARK,
CO. DUBLIN



01-638 2700

- Excellent refurbished semi detached industrial/showroom and office premises of approx. 645 sqm plus mezzanine of approx. 138 sqm.
- High profile position at the junction of Spruce Avenue and Maple Avenue.
- Ideally located adjacent to the M50 providing access all arterial routes.
- Available on new flexible lease terms.
- Ground floor showroom with retail planning permission.



LOCATION

The property is located on Spruce Avenue within Stillorgan Business Park. The park is approximately 10km south of Dublin city centre with excellent transport links. The estate is adjacent to junction 14 of the M50 Motorway providing access to all of the country's main arterial routes together with the Port Tunnel and Dublin International Airport. The Luas rail system reduces travel times to the city centre to a mere 22 minutes.

Nearby occupiers in the area include Chubb, Dunnes Stores and Beacon Hospital.

DESCRIPTION

The property comprises a mid terrace industrial unit of concrete frame construction with a double skin concrete corrugated pitched roof with asbestos content incorporating translucent roof lights. The warehouse area has full height painted concrete block walls, concrete floor, sodium bulb lighting is accessed via one electric roller door and has an eaves height of 6.55m.

There is two storey office accommodation to the front of the building with excellent specification including plastered and painted walls, carpeted floors, CAT 5 cabling, recessed fluorescent spot/strip lighting, ceiling mounted air conditioning units, double glazed windows, male and female toilets, tea stations and gas fired central heating.

Outside to the front there is good loading and unloading area and parking for approximately 12 cars. To the rear there is a small secure hardcore yard area.

SERVICES

The property is fully fitted with fire and burglar alarm systems together with CCTV and it has a controlled access system. The premises has a C1 BER Certificate available upon request.



ACCOMMODATION

Description	SqM	SqFt
Warehouse	338	3,638
Offices	224	2,411
1st Floor Offices	83	893
Total	645	6,942
Mezzanine	138	1,485

LEASE

The property is available on new flexible lease terms.

RENT

€50,000 per annum excluding rates, insurance, VAT and any other outgoings.

FURTHER INFORMATION / VIEWING

For further information please contact:

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