

## Industrial Property

# For Sale / To Let

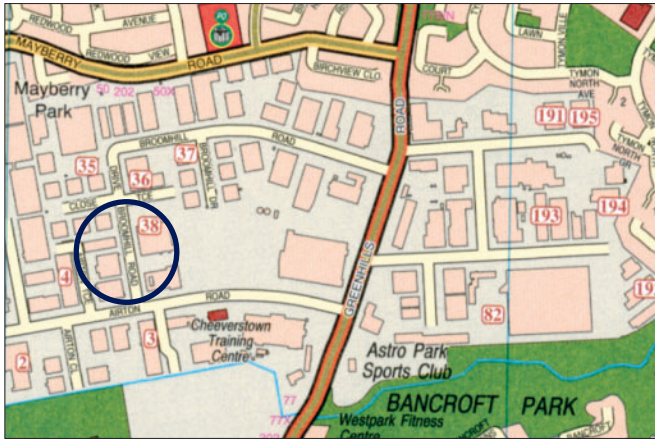
**Units 27 & 30, Broomhill Industrial Estate  
Tallaght, Dublin 24**



- **3,710 sq m (39,935 sq ft) – Subdivision Possible**
- **Two Detached Warehouses on fully enclosed site**
- **Within close proximity to Tallaght Town Centre, N7 & M50**

# Units 27 & 30, Broomhill Industrial Estate, Tallaght, Dublin 24

## Location



O.S. No. AU0000607

The subject properties are located within Broomhill Industrial Estate, an established commercial location on the north side of the Airton Road, close to its junction with Belgard Road. It is situated approximately 8.0 kms (5.0 miles) south west of Dublin City Centre and is less than 2.0 kms (1.25 miles) from the M50 Motorway.

The Estate is accessed via the aforementioned Airton Road or alternatively via Greenhills Road. There are a number of public bus routes to the City Centre via these particular routes while the LUAS Red Line, which links Tallaght with the city centre is located within close proximity at Tallaght Town Centre.

The immediate area is commercial in character with a number of high profile occupiers which include National Irish Bank, Bimeda Healthcare, ESB and Paddy Power Bookmakers HQ.

## Description

The subject property comprises two detached warehouse units incorporating office accommodation at ground and first floor level with excellent rear yard space and attractive circulation and parking areas to the front elevations.

The buildings are of steel frame construction with part precast concrete part concrete block infill walls finished externally with a part feature metal clad finish and part rendered blockwork with an attractive glazed finish to part. The buildings are covered with metal deck roofs incorporating Perspex roof panels.

Access to both warehouses is via two standard grade electric roller shutter doors while there is an eaves height of 4.5 metres (15 ft). Artificial lighting is provided via roof hung fluorescent lights. Three phase power is present while we understand that there is substantial KVA power present on site.

Office accommodation is finished to a modern specification incorporating suspended ceilings with fluorescent lighting, plastered and painted walls, part carpet part tiled floors throughout.

## Accommodation

The estimated gross external floor area is as follows:

	m <sup>2</sup>	Ft <sup>2</sup>
<b>Unit 27</b>		
Warehouse	1,147.39	12,350
Offices	102.29	1,101
<b>Sub Total</b>	<b>1,249.68</b>	<b>13,451</b>
<b>Unit 30</b>		
Warehouse	1,499.71	16,143
Offices	960.68	10,341
<b>Sub Total</b>	<b>2,460.39</b>	<b>26,483</b>
<b>Total</b>	<b>3,710.07</b>	<b>39,935</b>

## Services

All mains services are available. Lighting and heating is provided throughout.

## Lease

Flexible terms available.

## Price / Rent

On application.

## Viewing and further information

Strictly by prior appointment with sole agent Lambert Smith Hampton.

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