

UNIT S4, HENRY ROAD, PARK WEST INDUSTRIAL PARK
DUBLIN I2, DI2 VKP4

BER C1 F



01-638 2700

- Excellent mid terraced business unit
- Approximately 679sqm including approx. 550 sqm of warehouse accommodation
- Excellent loading/unloading facilities and car parking facilities
- Close to the N7/N4 and M50 junctions



LOCATION

The subject property is situated within Park West Business Park, a well-established office location approximately 8km south west of Dublin City Centre. The park is accessed via the Nangor Road which connects to M50 orbital motorway providing links in and out of Dublin City. The property is situated within Parkwest Business Park which lies on the eastern side of the Nangor Road close to both the N7 and N4 M50 junctions and approximately 8km west of Dublin city centre.

The property benefits from its proximity to the M50 which provides access to all main arterial routes leading to the south and west of the country. The surrounding area benefits from excellent public transport to Dublin City and surrounding areas. The Parkwest and Cherry Orchard station is adjacent to Parkwest Business Park and the Luas Red Line from Citywest to the city centre is located approximately 1.5km to the south at the Redcow stop on the Naas Road.

EIRCODE

D12 VKP4

BER INFORMATION

BER: CI - F



DESCRIPTION

The property is situated within Parkwest Industrial Estate, which is located just off Lavery Avenue. The accommodation comprises a mid-terraced industrial building with a single-storey office section to the front. The building is of steel portal frame construction with infill concrete block walls to 3m, under a double skin pitched metal deck roof incorporating translucent roof lights and double skin architectural cladding to the external facade. The warehouse to the rear benefits from a sealed concrete floor is accessed by two roller-shutter doors, a loading canopy, sodium lighting and a clear internal height ranging from 6.3m to 10m. The single-storey office section to the front benefits from plastered and painted walls, suspended ceilings with recessed lighting, carpet and tiled covered concrete floors and double-glazed aluminium framed windows to the facade.

ACCOMMODATION

We understand the unit comprises an approximate net internal floor area.

Description	Sqft
Warehouse	
Two Storey Offices	
Total Gross External Area	7,500

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney. For further information please contact:

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