



01-638 2700



TO LET - Short Term

FORMER NISSAN PREMISES,
NAAS ROAD, DUBLIN 12



- Substantial site of approximately 7.6 Ha (18.8 Acres) comprising three detached premises with warehouse, showroom and office accommodation with excellent profile to both the Naas Road and Longmile Road.
- Total accommodation comprises of approximately 10,145 sq.m. which is capable of sub-division.
- Excellent accessibility minutes from the N7/M50 Red Cow interchange, adjacent to the Kylemore LUAS stop and 5km west of Dublin city centre.
- Excellent car parking, circulation and loading provisions.
- Flexible short-term lease available.

LOCATION

The property is situated between the Naas Road and Longmile Road which is accessed from Walkinstown Avenue approximately 5 km west of Dublin city centre, 20 metres from the Kylemore stop for the LUAS (Connolly Station to Tallaght) Red Line and approximately 1 km east of the N7/M50 Red Cow interchange. This area is one of Dublin's most established business and commercial locations with occupiers including Koping Motors, Brooks Thomas and Harris Hino.

DESCRIPTION

There are three detached industrial premises on a site of approximately 7.6 Ha (18.8 Acres), which comprise of showroom, office and warehouse accommodation. The approximate floor areas are as follows:

ACCOMMODATION

Former Headquarters Building

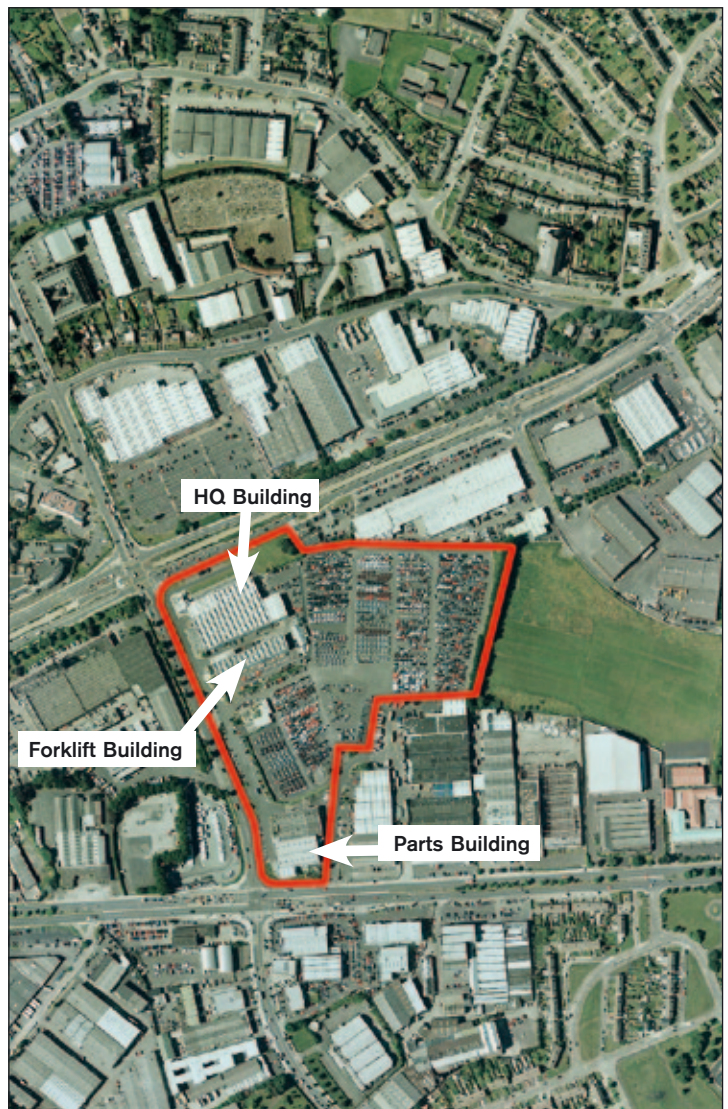
Description	Approx. SqM
Showroom	431
Office	2,059
Warehouse	3,184
Total Gross External Area	5,674
ESB	30

Former Forklift Building

Description	Approx. SqM
Total Gross External Area	1,622

Former Parts Building

Description	Approx. SqM
Warehouse	2,114
Office	564
Showroom	171
Total Gross External Area	2,849



SERVICES

The main services supplied and connected to the buildings include: electricity (3 phase), telephone, water, sewerage etc. The buildings are fully alarmed with fire and intruder alarms.

RENT

On application.

LEASE TERMS

A flexible short term lease is available.

FURTHER INFORMATION / VIEWING

For further information or to arrange a viewing, please contact:

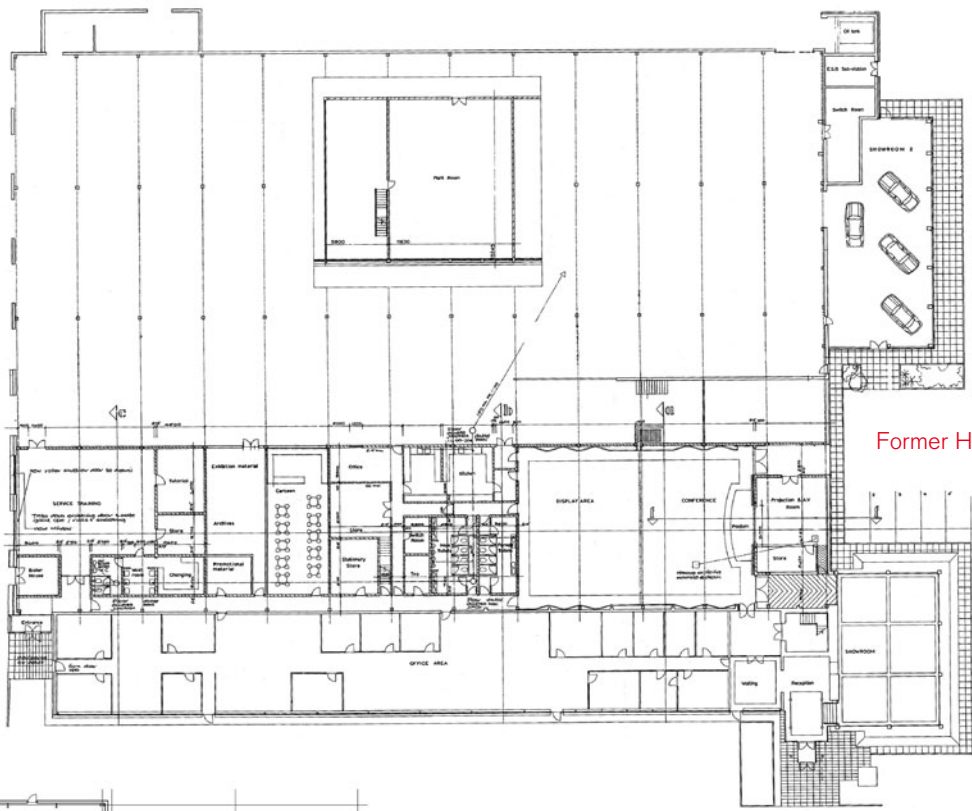
LISNEY

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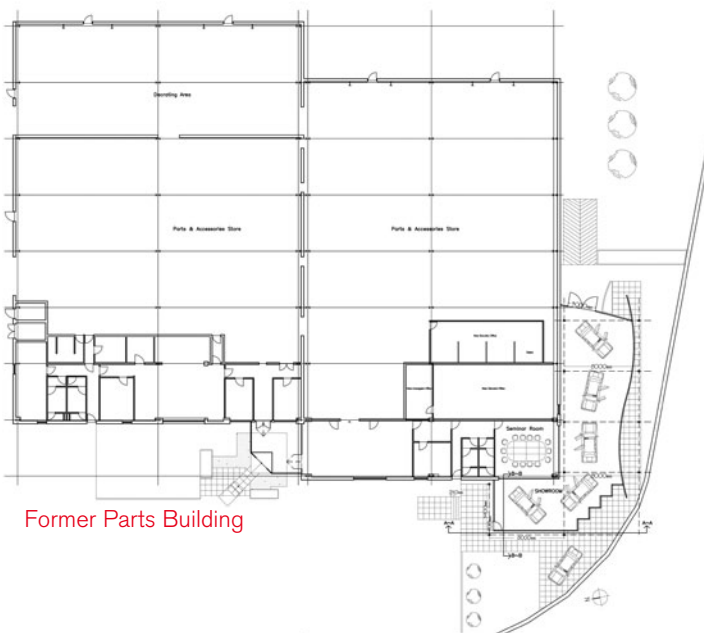
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DTZ

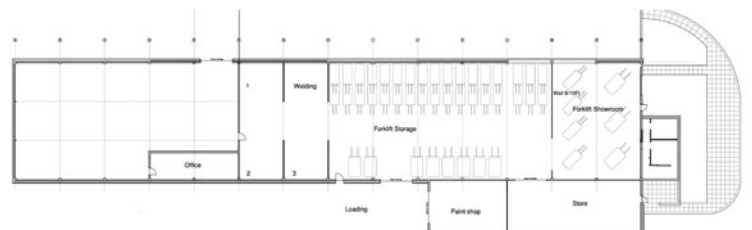
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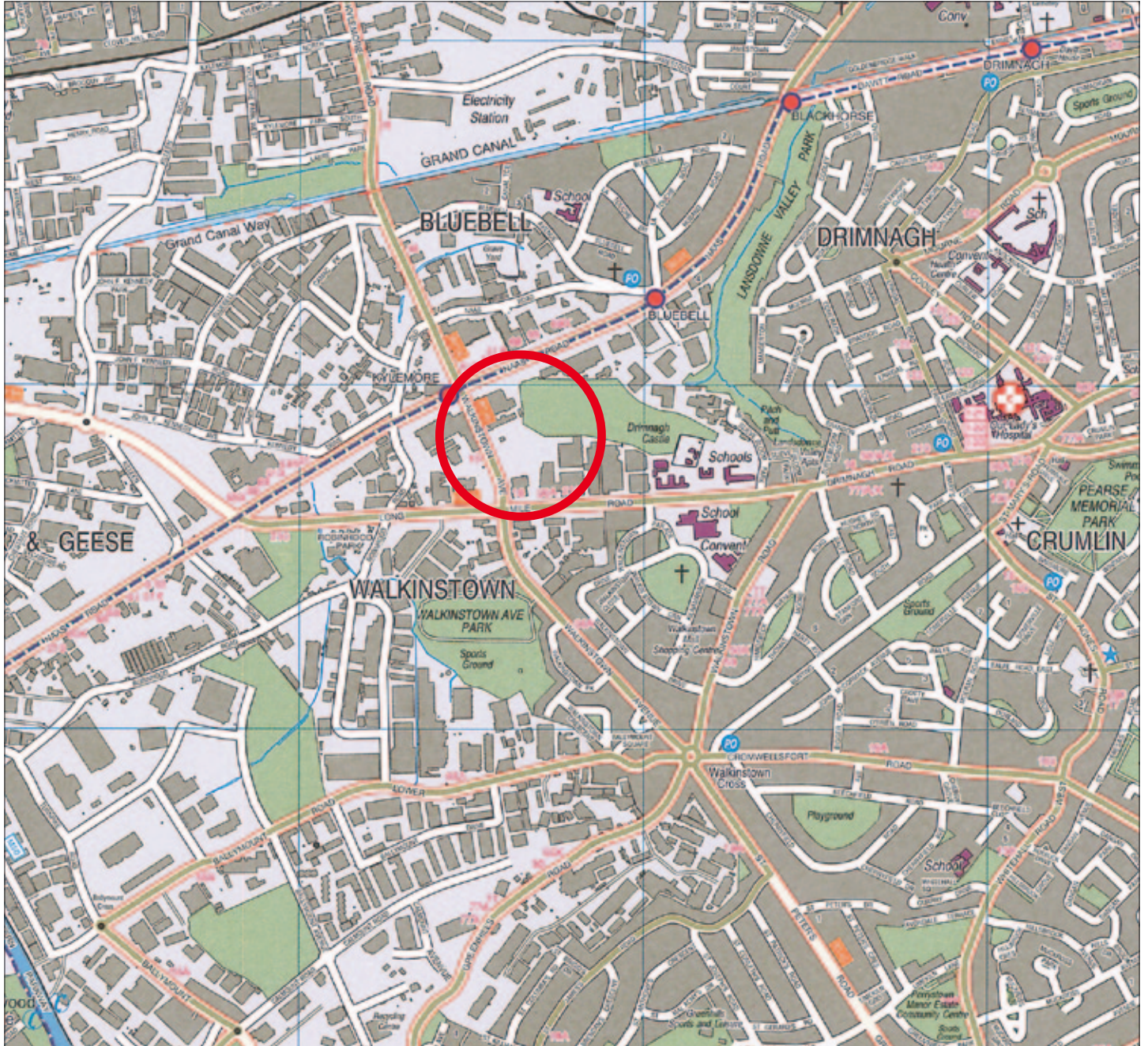
Former HQ Building



Former Parts Building



Former Forklift Building



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