

28 SPRUCE AVENUE, STILLORGAN BUSINESS PARK, CO. DUBLIN

BER C1



01-638 2700

- Excellent upgraded semi-detached commercial/showroom/office and warehouse premises approx. 645 sqm plus mezz of 138 sqm and rear storage unit of 50 sqm.
- High profile position at the junction of Spruce Avenue and Maple Avenue.
- Available on new long-term lease.
- Ground floor showroom with retail planning permission.
- 500m from the LUAS Stillorgan stop.





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LOCATION

The property is located on Spruce Avenue within Stillorgan Business Park. The park is approximately 8km 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 greenline stop to Dublin city centre/Cherrywood at Stillorgan/Kilmacud is approx. 500m to the north.

Nearby occupiers in the areas include Arena Kitchens, Dunnes Stores, Screwfix, Spirit Motors, Tubs n Tiles and Beacon Hospital.

DESCRIPTION

The property comprises 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.

The building is 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 approx. 6.55m.

Outside to the front there is good loading and unloading area and parking for approximately 12 cars. To the rear there is a secure hardcore yard area with a detached storage unit and steel container.

SERVICES

The property is fully fitted with fire and burglar alarm systems together with CCTV and it has a controlled access system.

LEASE

The property is available on a new long-term lease.

RENT

€85,000 per annum excluding rates, insurance, VAT and any other outgoings.

DUBLIN

St. Stephen's Green House,
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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
Storage Unit	50	538

BER INFORMATION

The premises has a CI BER Certificate available upon request.

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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087 169 1155 Email: smcdonogh@lisney.com



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