

TO LET

Unit 2, Wilton Works, Fox-And-Geese, Dublin 22

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ABOUT THE PROPERTY

Mid-terrace modern high-bay warehouse of approximately 1,603 sqm in total.

Excellent location in close proximity to the N7 / Red Cow / M50 motorway interchange and the Red Luas line from Connolly Station to Tallaght.

Excellent loading and car parking facilities.

Situated within a secure and managed complex.

LOCATION

The property is located within Wilton Works, a modern managed development situated on the Naas Road, approximately 9km southwest of Dublin city centre and approximately 1km east of the N7/Red Cow/M50 interchange. The property benefits from its ease of access to the N7/M50 and the LUAS red line running from Citywest to the 3Arena, with the nearest stop at The Red Cow and Kylemore. The surrounding area is one of Dublin's most sought after and established commercial locations with well-known occupiers in the surrounding area, including John Sisk & Son Ltd, Doyles Veg Prep Ltd and Salon Services.

The subject property is a mid-terrace industrial unit with neighboring industrial units to the north and south, and car parking and yard space surrounding it to the west and east. It is situated in Wilton Works, bound by the N7 to the north and Robinhood Road to the south.

| Destination | Distance |
|--------------------|----------|
| N7/M50 Interchange | 1km |
| Dublin City Centre | 9.4km |
| Dublin Airport | 21km |
| Dublin Port | 12km |

DESCRIPTION

The property comprises a mid-terrace warehouse unit of steel frame construction, with concrete block in fill walls, under a double skin insulated pitched metal deck roof. The property benefits of a clear internal height of approximately 7.6 metres.

The warehouse area has a concrete sealed floor, high bay sodium lighting, fair-face block walls and is accessed via one roller shutter door and two dock levellers. The property is rendered externally with architectural metal cladding and concrete block to 3 metres.

The office/staff facilities section comprises of a ground floor reception with w.c., plastered and painted walls, tile/carpet covered concrete floors, suspended tile ceilings with recessed lights and double-glazed aluminium windows. The offices are finished with carpet covered floors, plastered, and painted walls, suspended tile ceilings with a mixture of recessed box and spotlights, electric storage heating and data trunking. The space above the office/staff facilities has been used as a mezzanine for storage purposes. Outside to the front there is car parking spaces and circulation space for trucks to maneuver.



The property benefits from its ease of access to the N7/M50 and the LUAS red line.

ACCOMMODATION

| Accommodation | Sqm | Sqft |
|------------------------|-------|--------|
| Warehouse | 1,523 | 16,400 |
| Ground Floor Reception | 79 | 855 |
| Total | 1,603 | 17,255 |

SERVICES

We understand that all main services are readily available.

RENT

On application

RATES

€19,678.80 per annum (based on SDCC 2022 Multiplier)

SERVICE CHARGE

TBC

LEASE TERM

Flexible lease terms are available.



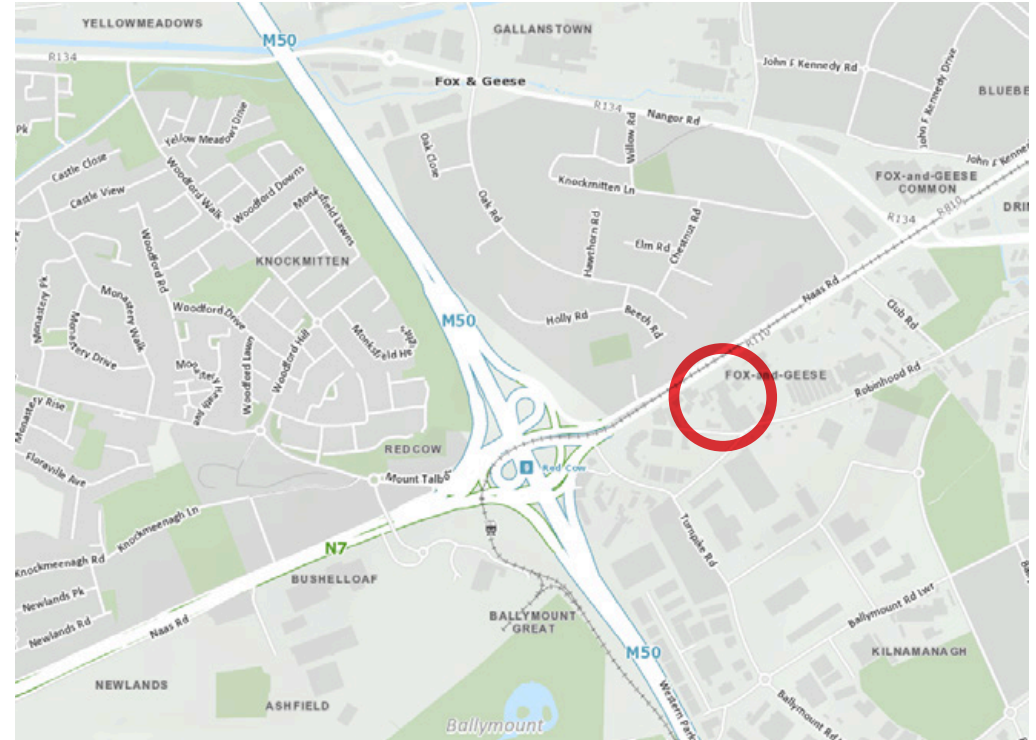


Approximately 1km east of the N7/Red Cow/M50 interchange

BER INFORMATION

BER B2

LOCATION MAP



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For further information:

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Viewing Strictly by appointment with the sole letting agent Lisney.

Lisney Commercial Real Estate

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

