



UNIT 50 PARKWEST BUSINESS PARK | NANGOR ROAD | DUBLIN 12

**Lisney**  
COMMERCIAL REAL ESTATE



Industrial building offering approx. 2,681 sq.m of warehouse and office accommodation



Situated within Parkwest Business Park



Loading access is via 2 no. roller shutter doors



Clear internal height from 6.3 – 10 metres



Ample car parking to front and side of the unit



Two storey office accommodation extending to approx. 695 sq.m

## Location

| LOCATION                      | DISTANCE |
|-------------------------------|----------|
| M50 Jct. 9                    | 2.2km    |
| Dublin City Centre            | 10km     |
| Dublin Port (via Port Tunnel) | 25km     |
| Dublin Airport                | 19km     |



## Description

- Detached L-shaped industrial building
- Steel portal frame construction, with infill concrete block walls
- Loading access via 2 grade level roller shutter doors
- Clear internal height ranging from 6.3 – 10m
- Two-storey office section to the front includes offices, WC facilities & staff canteen
- Car parking for approx. 36 cars
- Secure, enclosed rear yard with dual access



## Accommodation

| DESCRIPTION        | SQ.M         | SQ.FT         |
|--------------------|--------------|---------------|
| Warehouse          | 1,923        | 20,699        |
| Warehouse High Bay | 63           | 678           |
| Two Storey Offices | 695          | 7,481         |
| <b>Total (GEA)</b> | <b>2,681</b> | <b>28,858</b> |
| Canopy             | 148          | 1,593         |

Intending tenants are specifically advised to verify all information, including floor areas.



## Rent & Lease Terms

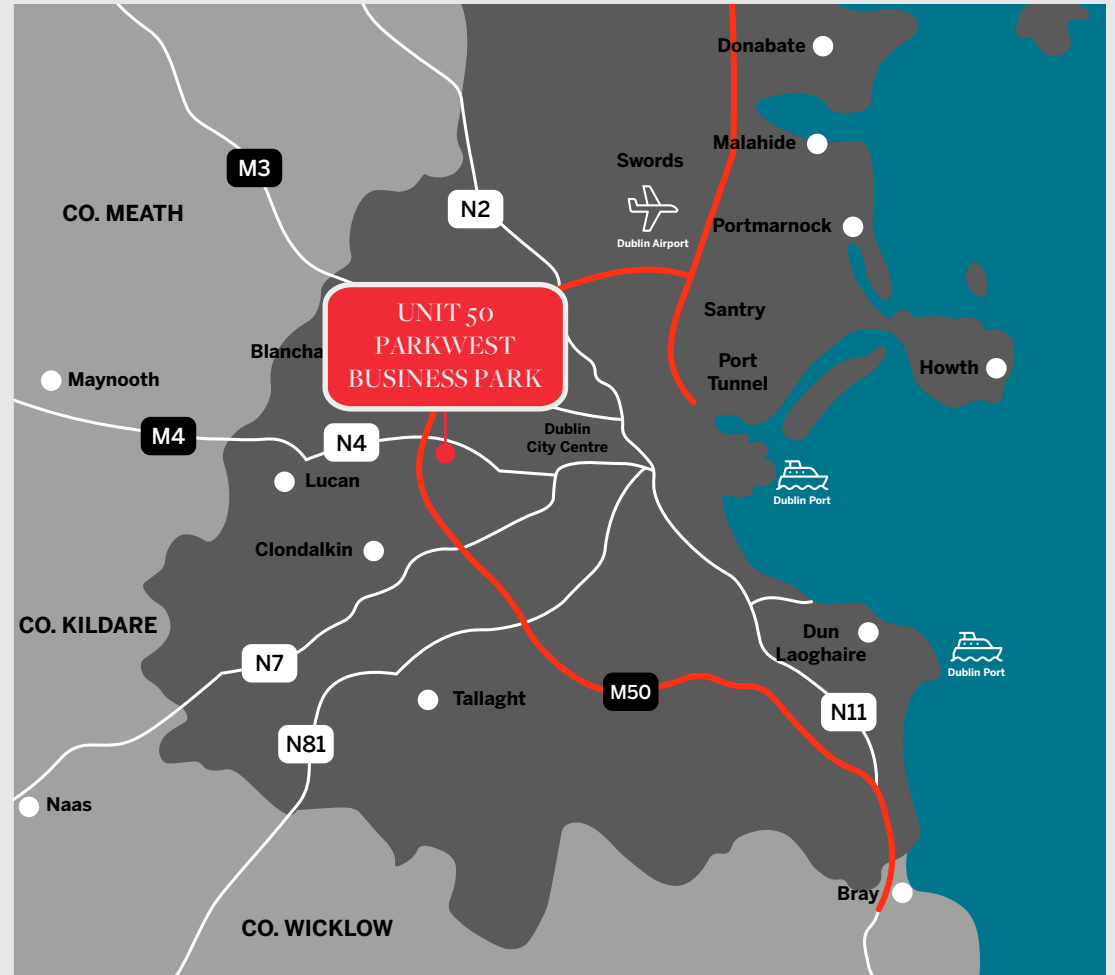
On application.

## Rates

€37,477.80 per annum (Based on DCC 2025 ARV)

## BER

BER C1



## Further Information & Viewing

Viewing is strictly by arranged appointment only with joint selling agents Lisney and O'Neill & Co.

**Lisney**

COMMERCIAL REAL ESTATE

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