



## Unit A23

Kingswood Business Park, Dublin 22, Dublin, D22 E290

**Light industrial unit situated prominently within the well established Kingswood Business Park.**

**188.12 sq m**  
(2,024.91 sq ft)

- Modern, mid-terrace light industrial unit
- Loading access via 1 grade roller shutter door
- Clear internal height of approx. 7.5 metres
- Features an office, canteen and two WC's
- Benefit of 2 car spaces with loading area

# Unit A23, Kingswood Business Park, Dublin 22, Dublin, D22 E290

## Summary

|                |                   |
|----------------|-------------------|
| Available Size | 188.12 sq m       |
| Rent           | €35,000 per annum |
| Rates Payable  | €3,096 per annum  |
| Service Charge | €1,995 per annum  |
| BER Rating     | C3                |

## Description

The property comprises a mid-terrace modern light industrial unit extending to approximately 188.12 sq.m / 2,025 sq.ft.

The building is of steel portal frame construction with a mixture of pre-cast concrete and concrete block in fill walls rendered externally in a double skin insulated metal deck cladding to both walls and roof with translucent roof lights allowing natural light to illuminate the warehouse.

Accommodation consists of a two-storey office section to the front of the property and warehouse accommodation to the rear.

The warehouse section is accessed via one grade roller shutter door, has a clear internal height of 7.5 metres, sealed concrete floor and LED lighting. There is also a temporary mezzanine of approximately 106.92 sq.m / 1,151 sq.ft which provides an upstairs office, shower room and additional storage space.

## Location

Kingswood Business Park is situated close by to all major arterial routes and is easily accessed via southbound and northbound exits of the N7 at Junction 2 (Kingswood) or via the Naas Road/Kingswood interchange. A highly desirable commercial location situated near to both the Outer Ring Road and M50 via the N7 Red Cow Interchange.

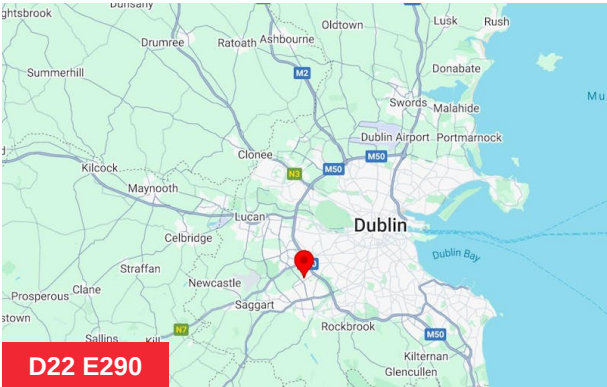
Transport Links are provided by the M50 motorway directly to the east, the Luas red line, together with several bus routes. The park can be easily accessed via north/southbound of the N7 at Junction 2 (Kingswood). The surrounding area is comprised of a range of High Technology, Pharmaceutical, manufacturing occupiers.

Nearby occupiers within the area include AEF Limited, JMC & H&MV Engineering.

## Accommodation

The accommodation comprises the following areas:

| Name                  | sq ft    | sq m   |
|-----------------------|----------|--------|
| Unit - Warehouse      | 1,375.63 | 127.80 |
| Ground - Floor Office | 324.64   | 30.16  |
| 1st - Floor Office    | 324.64   | 30.16  |
| Total                 | 2,024.91 | 188.12 |



## Viewing & Further Information



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