

UNIT F4

CENTREPOINT BUSINESS
PARK, DUBLIN 12

TO LET

**345.16 SQ.M /
3,715 SQ.FT GIA**



Well presented two storey office/warehouse unit



Excellent condition throughout



High profile location – Easy access to M50 & N7



5 dedicated car parking spaces



LOCATION

Centrepont Business Park benefits from its strategic, highly accessible location just off Oak Road in Dublin 12.

The property benefits from excellent connectivity with direct access to the M50 & N7 via the nearby Red Cow Interchange (Junction 9). It is situated within a well-established commercial area, surrounded by prominent business and industrial hubs including Western Business Park, Western Industrial Estate and JFK Industrial Estate, with Ballymount and Park West Industrial Estates also in close proximity.

Public transport links are readily available with nearby bus services at Park West.

The property is positioned approx. 3km East of Clondalkin Village, 5km West of Crumlin and 9km West of Dublin City Centre.





THE OPPORTUNITY

Opportunity to let a two storey mid terraced office/warehouse building within a well established corporate park. The property has recently undergone a light refurbishment, presents in excellent condition and is available on new lease terms.



5 dedicated car parking spaces



Flexible layout – suitable for a range of businesses



Surrounded by high profile occupiers

DESCRIPTION

The property benefits from its central position within the business campus. The ground floor is designed for bright warehouse space with the benefit of rear access leading directly to additional car parking and loading bay via back doors providing ease of loading and circulation. A toilet facility is also located at this level.

The first floor comprises primarily of large open plan office space with a small office suite, boardroom and canteen area, providing functional workspace for a range of business uses.

SCHEDULE OF ACCOMODATION

	Sq M	Sq Ft
Ground Floor	159.03	1,712
First Floor	186.13	2,003
Total Floor Area	345.16	3,715





QUOTING RENT

On Application

VIEWINGS

Strictly by appointment with the sole sales agent

SERVICE CHARGE

Approx. €4,055 p.a

COMMERCIAL RATES

Approx. €7,597 p.a



For further information

Niall Little MSCSI MRICS

nl@murphymulhall.ie

+353 86 835 0545



Murphy Mulhall 38
Wellington Road
Dublin 4, D04 H3E7
PRSA NO. 003754

Disclaimer

These particulars are issued by Murphy Mulhall on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them for themselves, Murphy Mulhall, and for the vendor/lessor whose agents they are given notice that (i) The particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and believed to be correct, but any intending purchasers or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (iii) Murphy Mulhall nor any of their employees have any authority to make or give any representation or warranty in relation to the property.