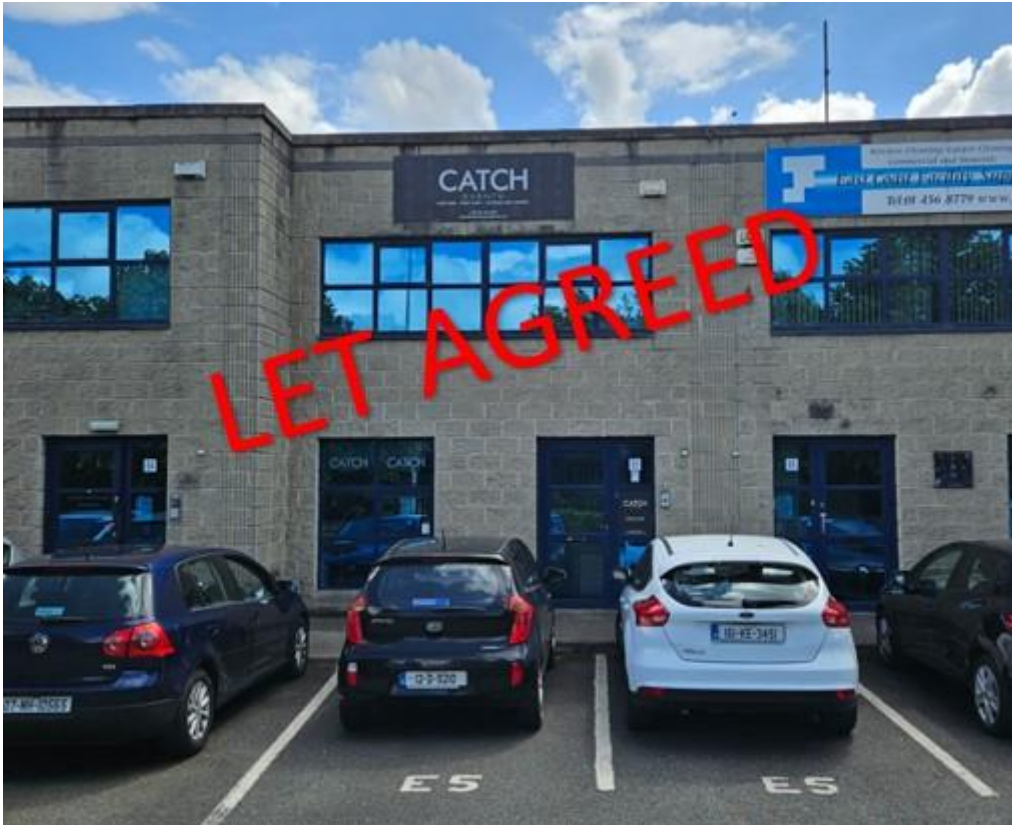


TO LET

OFFICE/WAREHOUSE UNIT



UNIT E5

**RIVERVIEW BUSINESS PARK
NANGOR ROAD, DUBLIN 12**

- High Profile Location
- Modern 2 storey office & warehouse unit
 - 125 sqm. (1,346 sq.ft.)
- Fully Fitted (ready for immediate occupation)
 - 3 Car Park Spaces
- Benefits from 3 phase power

Location:

- Modern secure & gated Business Park.
- Located on Nangor Road adjacent to Naas Road.
- Easy access to the M50 / N7 and all main arterial routes.
- On site security – 24 hour automated gate access.

Specification:

- Modern 2 storey office & warehouse unit.
- 3 designated car park spaces.
- Fully fitted ready for immediate occupation.
- Excellent condition.
- Full brick internal walls.
- Benefits from 3 phase power.
- Roller Shutter access to the warehouse with benefit of loading bay.



Key Details:

Commercial Rates:

€2,817 per annum (2023)

Service Charge:

On Application

Lease Term:

Flexible Lease Terms

Rent:

€20,000 per annum (excl. VAT)

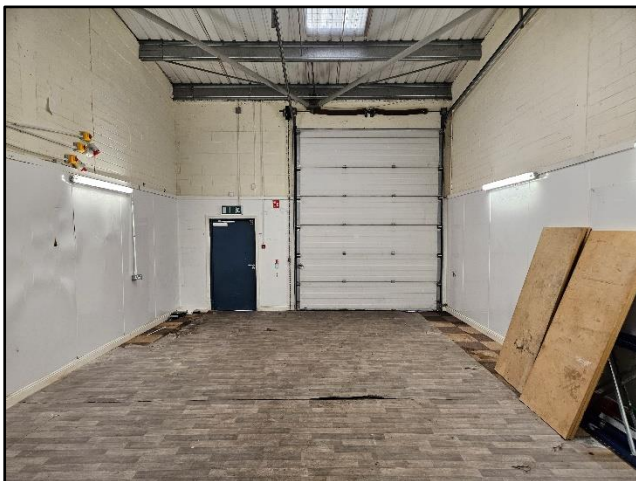
BER:

BER Rating: G

BER No: 800997231

Viewing:

Strictly by appointment via the sole letting agent.



Schedule of Accommodation: (GEA)

	SQ. M	SQ. FT.
Office & Warehouse	125	1,346

Contact:

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