

DUFFY

AUCTIONEERS

VALUERS, SALES & LETTING AGENT
MIPAV, PSRA Lic. No. 001325

For Sale By Private Treaty

Unit D2 Centrepont
Rosemount Business Park
Dublin 11



Duffy Auctioneers are delighted to present this wonderful opportunity to purchase a large warehouse and office unit in one of Dublin 15 most prominent business parks. This excellent property located in Rosemount Business Park approximately 10 km from Dublin City Centre and is conveniently situated. 4.5 km from the intersection with the M50 Motorway providing easy access to Dublin International Airport, Dublin Port and the main arterial routes in and out of Dublin.

The property comprises a Mid Terrace unit of portal frame construction with full height concrete block party walls and full height metal cladding to the external elevations. The roof is metal decked with translucent light panels supported on steel purlins. Halogen lighting is provided in the warehouse area. Windows are anodised aluminium. Total Useful Floor Area 474 Sq Mt./ 5106 Sq Ft offering limitless possibilities for configuration, finish and usage.

We strongly recommend viewing without delay.

*Management Fee EUR1300 p.a.

*BER: D2. Ber No 800634933.

A.M.V. €295,000

Main Street, Blanchardstown, Dublin 15 Tel: 01 8237087 Fax: 01 8237088 E-Mail:sales@duffyauctioneers.ie

DISCLAIMER: All details are published for guidance purposes only, and are thought to be correct. Their accuracy cannot be guaranteed and they do not form part of any contract. None of the details contained in the document as to the property is to be relied on as statement of fact. All maps and drawings are for identification purposes only and are not to scale. 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. PSRA no. 001325. M.I.P.A.V.

Features

Offices to the front C.730 sq. ft
Warehouse C.2754 Sq Ft.
Mezzanine floor area 1600 Sq Ft.
Total Useful Floor Area 474 Sq Mt./ 5106 Sq Ft.

Automated roller door.

Facilities include the following:

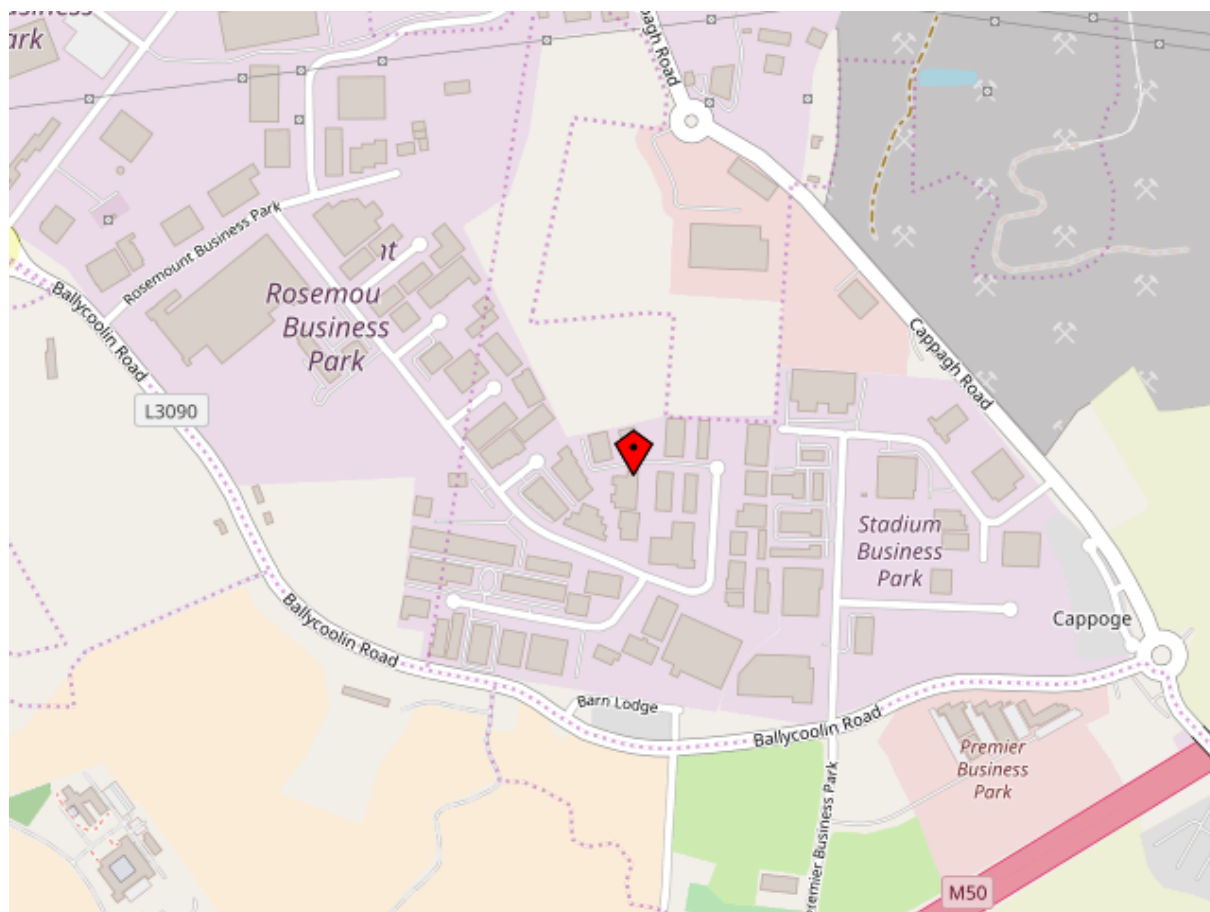
Parking Reception area. Meeting Rooms Changing rooms
Kitchen Area Alarm Toilets x 2.
Services. ESB Water, and Gas.

Outside Features

Excellent parking in cul de sac.







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