

TO LET



KELLY WALSH  
property advisors & agents

01.664.5500







[www.kellywalsh.ie](http://www.kellywalsh.ie)

## HIGHBAY LOGISTICS UNIT

UNIT 2 & 3, SITE 39, PARK WEST, DUBLIN 12 D12 RY23



### HIGHLIGHTS

-  Located in a highly sought after industrial location
-  Secure warehousing from 1,620 sq m to 3,240 sq m
-  Clear internal eaves of 9.5m
-  Standard grade and dock level loading facilities
-  Extensive marshalling yard
-  Minimum 5 year lease term

Jeremy Kelly [jeremy@kellywalsh.ie](mailto:jeremy@kellywalsh.ie) Tel: 01-664 5500

# HIGHBAY LOGISTICS UNIT

UNIT 2 & 3, SITE 39, PARK WEST, DUBLIN 12 D12 RY23

 KELLY WALSH  
property advisors & agents



## LOCATION

The property is situated within Park West, off O'Casey Avenue.

The surrounding area is one of Dublin's most established commercial locations and benefits from its ease of access to both Dublin City Centre and the M50, M7 and M4 motorways and only c. 8 km Southwest of Dublin City Centre.

Park West has a host of amenities including several cafes, restaurants, gyms childcare facilities etc.

The area is also well serviced by transport links including Park West & Cherry Orchard Train Station, several Dublin Bus routes and LUAS shuttle bus services.

# HIGHBAY LOGISTICS UNIT

UNIT 2 & 3, SITE 39, PARK WEST, DUBLIN 12 D12 RY23

**KELLY WALSH**  
property advisors & agents



## DESCRIPTION

The property comprises two mid terrace industrial units which can be let individually or combined.

The units are of steel portal frame construction with concrete block infill walls to full height. The roof is of double skin insulated metal decking. The clear internal eaves height is approximately 9.5m.

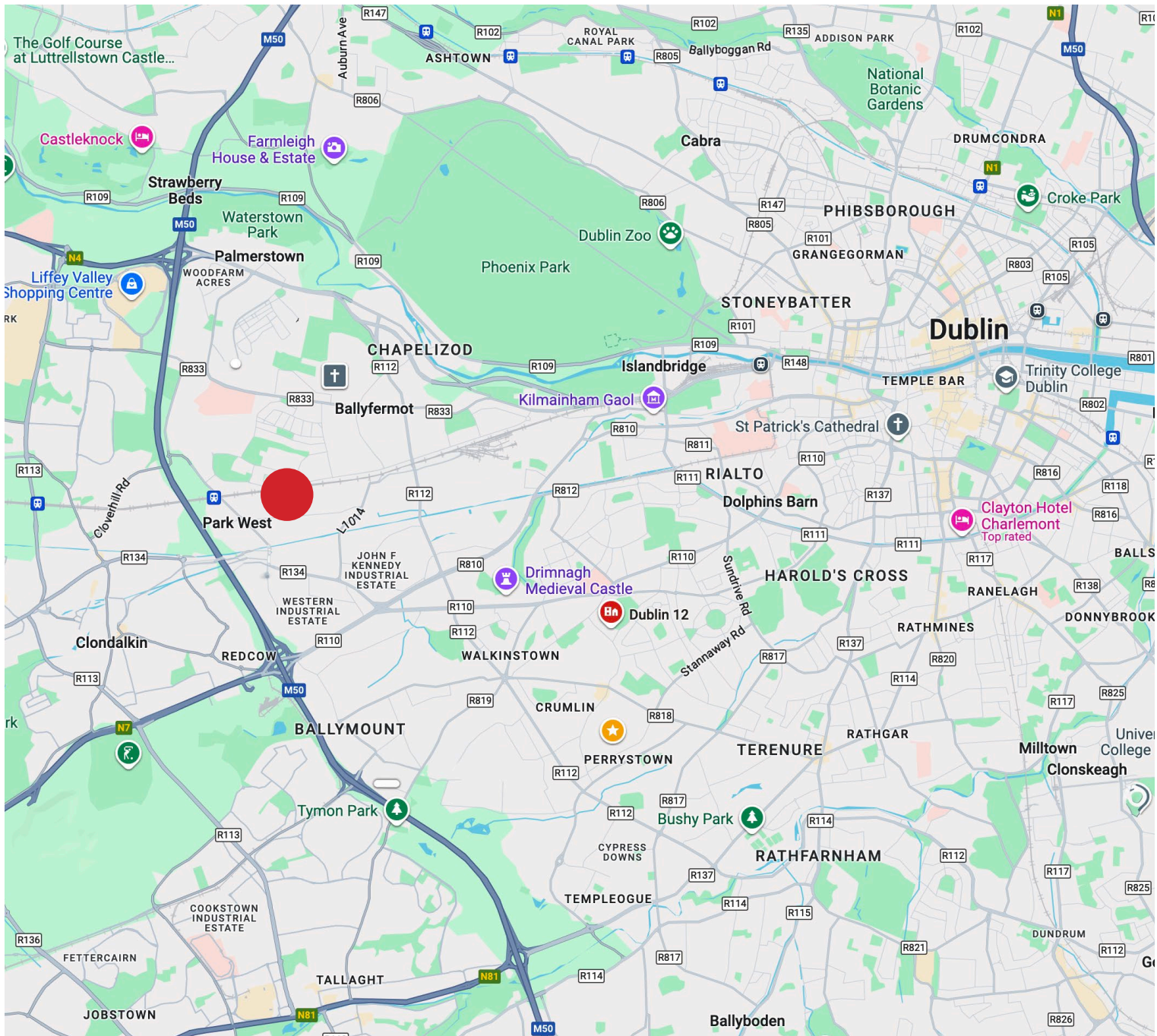
Unit 2 which extends to 1,620 sq m has the benefit of one standard grade loading bay and two dock level loading facilities.

The unit has the benefit of a clear internal span.

Unit 3 which also extends to 1,620 sq m has the benefit of one standard grade loading bay and one dock level loading facilities. Again, the unit has the benefit of a clear internal span.

A large shared yard is provided to the front of each unit.

The entire complex is secure and surrounded by palisade fencing with the benefit of on-site CCTV.



Map for identification purpose only (not to scale).

## ENERGY RATING

**BER C1**

## TERMS

Available To Let under FRI Lease with minimum 5 year term being considered.

## VIEWING

Strictly by prior appointment with the agent.

## RENT

On application.

## CONTACT

For further information, please contact:  
Jeremy Kelly on 01-664 5500



**KELLY WALSH**  
property advisors & agents

**01.664.5500**

**www.kellywalsh.ie**

1998 No. 00399

