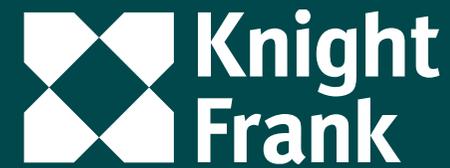


**TO LET**  
Short Term  
(Shared Facility)



10

**605**

GREENOGUE BUSINESS PARK,  
RATHCOOLE, CO. DUBLIN

PRIME OFFICE / LOGISTICS FACILITY EXTENDING TO APPROX. 46,129 SQ.FT.

## KEY ATTRIBUTES

- Modern High Profile Detached Logistics Unit
- Fully Racked 'ready-to-go' Facility
- Fully Fitted Offices over 2 Floors
- 41.8 m Yard Depth
- 12.5 Clear Internal Height
- Up to 10 no. Dock Level Doors
- 1 no. Grade Level Access Door
- HGV Parking Bays
- Car Parking
- Separate Dual HGV Access to the Rear
- Generous Secure Yard Area

## LOCATION

- Situated on Jordanstown Road
- Located just off the M7 at Junction 7
- Direct access to the M50 Orbital Motorway Network

## DESCRIPTION

- Modern 'ready-to-go' Office / Logistics Accommodation
- Shared Facility with Ascom

## BER

BER A2

---

# 605

---

**GREENOGUE BUSINESS PARK,  
RATHCOOLE, CO. DUBLIN**



## LEASE

Short Term Sub Lease

## AVAILABILITY

Immediate

## RENT

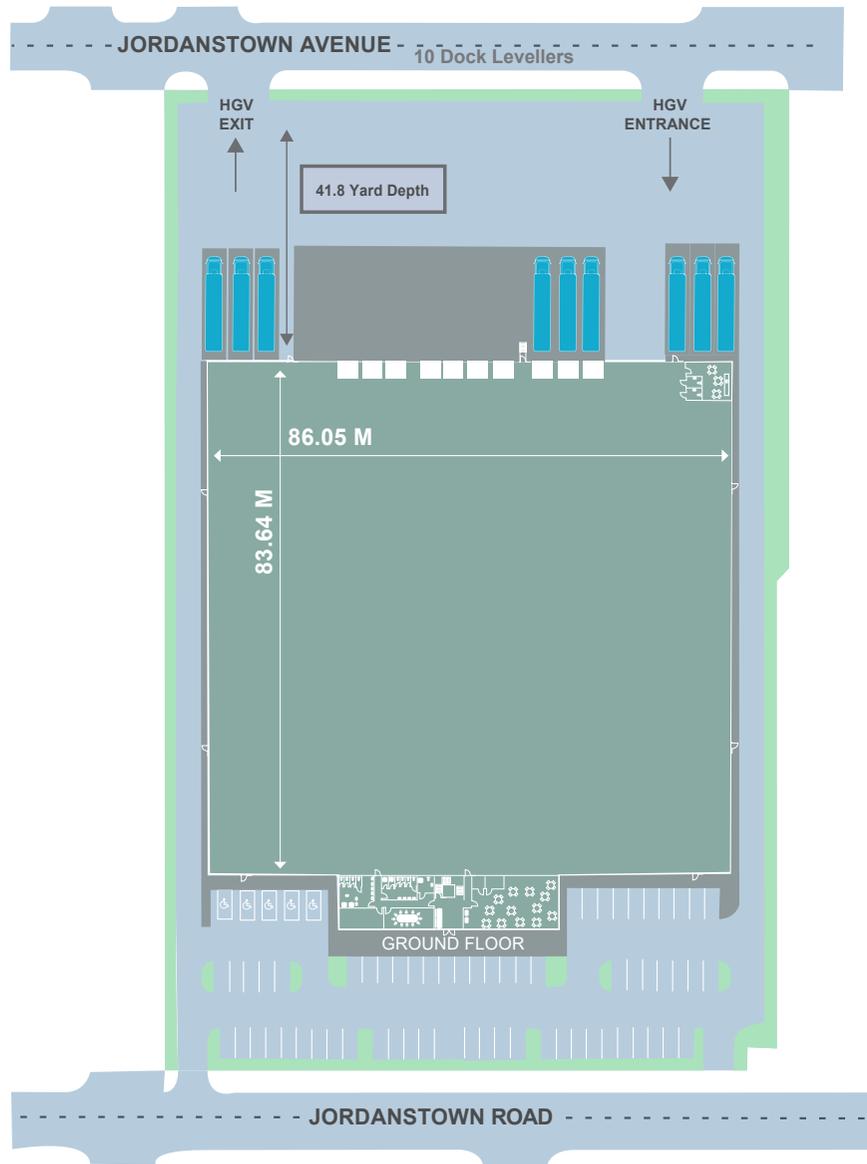
On Application

## VIEWING

Strictly by prior appointment with the sole agents Knight Frank



## FLOOR PLAN



For illustrative purposes only (approx measurements)

DESCRIPTION	SQ.FT.	SQ.M.
Warehouse	38,741	3,599
First & Second Floor offices	7,388	686
<b>Total</b>	<b>46,129</b>	<b>4,285</b>

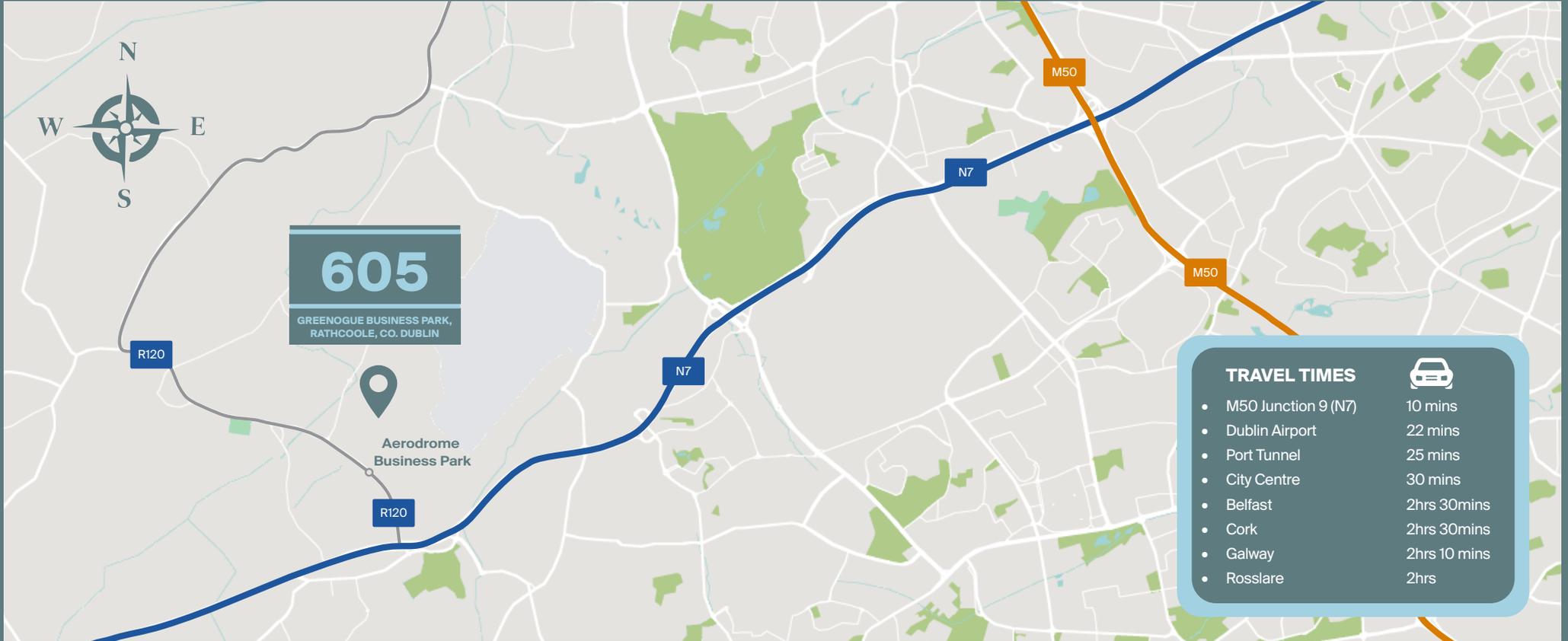
Approximate Gross External Floor Area. Any tenant should satisfy themselves in relation to same.

### ADJACENT OCCUPIERS INCLUDE:



# 605

GREENOGUE BUSINESS PARK,  
RATHCOOLE, CO. DUBLIN



## Contact:

**Marcus Bell**

marcus.bell@ie.knightfrank.com

086 835 2555



20-21 Upper Pembroke Street, Dublin 2

+353 1 634 2466

KnightFrank.ie



These particulars are issued by HT Meagher O'Reilly Limited trading as Knight Frank on the understanding that all the negotiations are conducted through them. These particulars do not constitute, nor constitute any part of an offer or contract. All statements, descriptions, dimensions, references to condition, permissions or licenses of use or occupation, access and other details are for guidance only and are made without responsibility on the part of HT Meagher O'Reilly Limited trading as Knight Frank or the vendor/landlord. None of the statements contained in these particulars, as to the property are to be relied upon as statements or representations of fact and any intending purchaser/tenant should satisfy themselves (at their own expense) as to the correctness of the information given. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/tenant shall be liable for any VAT arising on the transaction. The vendor/landlord do not make or give, and neither HT Meagher O'Reilly Limited trading as Knight Frank or any of their employees has any authority to make or give any representation or warranty whatsoever in respect of this property. Knight Frank is a registered business name of HT Meagher O'Reilly Limited. Company licence Reg. No. 385044. PSR Reg. No. 001266.