

# TO LET

(SHORT TERM/ FLEXIBLE BASIS)

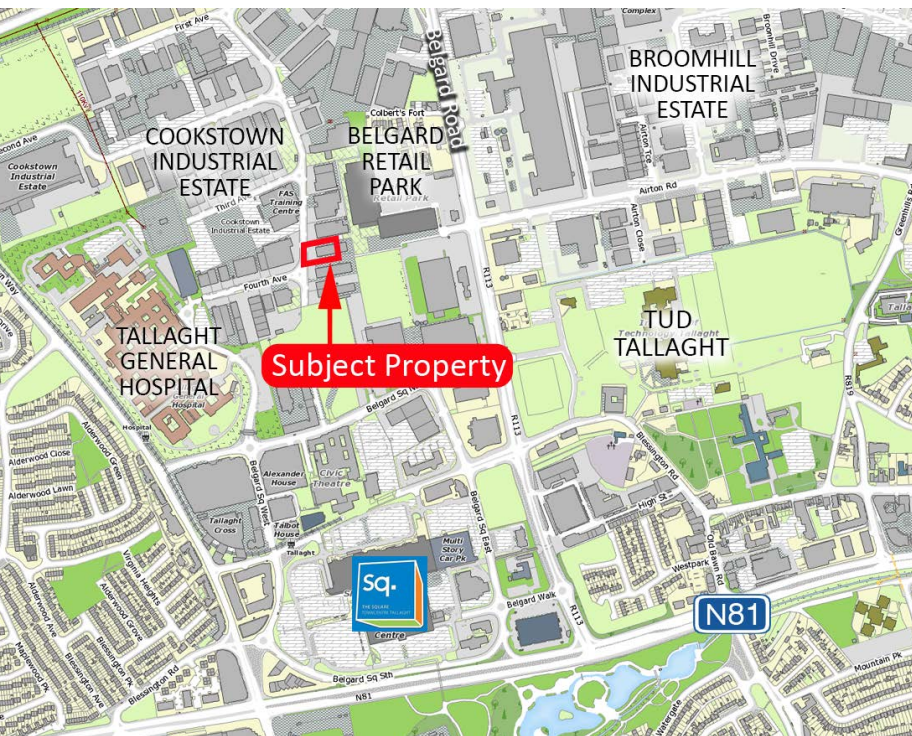
**Unit 72**  
**Cookstown Industrial Estate**  
**Tallaght, Dublin 24**  
**D24 F998**

- Detached industrial facility extending to approx. 900 sq m (9,700 sq ft).
- Secure yard and marshalling areas to the front and sides.
- Clear eaves height of 4.6m within the warehouse.
- Excellent accessibility to the N81, M50, LUAS redline etc.



## LOCATION

- Situated within Cookstown Industrial Estate to the rear of Belgard Retail Park.
- Excellent accessibility to the N81 and M50 at Junctions 10 & 11.
- Situated approximately 700 metres from LUAS redline services etc.
- Neighbouring occupiers include Tallaght Training Centre, Burgman Packings, Europcar etc.



## DESCRIPTION

Unit 72 comprises the front and middle sections of a detached industrial facility. The rear section is excluded from the property being offered to let and is owner occupied. The warehouse area extends to 7,720 sq ft and comprises two self-contained sections with full height concrete block walls. Both sections are served by single roller shutter loading doors and contain racking units. The clear eaves height within the warehouse areas is 4.6 metres.

There is a secure yard space to the front of the building with circulation/access to the sides also.

### Accommodation

The gross external floor area of the building is set out below:

Description	Sq.m	Sq.ft
Warehouse	717.2	7,720
Offices (Ground & First)	184.0	1,980
<b>Total</b>	<b>901.2</b>	<b>9,700</b>

### Tenure

Available to let on a short-term/ Flexible basis

### Rates/Service Charge

On application

### Building Energy Rating



### Viewing

Strictly by appointment only



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