

Unit G7 Riverview Business Park, Nangor Road,
Dublin 12, D12 E440.

TO LET



Details:

- | | | |
|--|------------------|-----------------|
| * Modern Own Door Office Building and Ancilliary Stores. | Total: | 285 Sq. M. |
| * Fully fitted offices including partitioned and open plan layout. | Offices: | 190 Sq. M. |
| * Cat 5 Cabling Heating & Cooling System. | Stores: | 95 Sq. M. |
| * Toilets on each level. Fully fitted Canteen. | Car Spaces: | 6 & Loading bay |
| * Rear Loading access with loading bay to Stores. | Rates (2023): | €7,075.00 |
| * On-site Security. | S. Charge (2023) | €3,912.75 |
| * Easy access to M50/N7 and all main arterial routes. | Rent: | €39,000.00 |
| * Located on Nangor Road adjacent to the Naas Road. | BER: | D2 |
| * Express Bus to City & Shuttle Bus to LUAS - 10 mins walk. | | |

Contact: John Agar - 01 2137777 - jagar@agar.ie

Subject to Contract

VIEWING BY APPOINTMENT



Disclaimer: The information contained in our advertisements/brochures are issued by Agar on the understanding that all negotiations are conducted through them. Whilst every care has been taken in the preparation of the information it does not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artist impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The information is given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the information given. None of Agar, its employees or agents makes or gives any warranty or representations whether express or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law. disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by intending purchaser/ tenant or any third party arising out of the information. Prices are quoted exclusive of applicable taxes such as VAT & stamp duty (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for VAT arising on the transaction. All maps produced by permission on the Ordnance Survey Ireland Licence No. CYAL50328667 © National Mapping Division of Tailte Éireann. PSRA No.004514.

AGAR

COMMERCIAL PROPERTY CONSULTANTS
ACQUISITION & DEVELOPMENT ADVISERS

Suite 12 The Mall
Beacon Court
Sandyford
Dublin 18 D18 DX56
T: +353 1 213 7777
E: info@agar.ie
W: agar.ie



Contact: John Agar - jagar@agar.ie - 086 2562359

Subject to Contract

VIEWING BY APPOINTMENT



Disclaimer: The information contained in our advertisements/brochures are issued by Agar on the understanding that all negotiations are conducted through them. Whilst every care has been taken in the preparation of the information it does not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artist's impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The information is given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the information given. None of Agar, its employees or agents makes or gives any warranty or representations whether express or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by intending purchaser/tenant or any third party arising out of the information. Prices are quoted exclusive of applicable taxes such as VAT & stamp duty (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for VAT arising on the transaction. All maps produced by permission on the Ordnance Survey Ireland Licence No. CYAL50328667 © National Mapping Division of Tailte Éireann. PSRA No.004514.