



Typical Unit



JONES LANG  
LASALLE®

# To Let

(From 557 m<sup>2</sup> to 3,907 m<sup>2</sup>)

Capital Markets

Advisory

Office Agency

Retail Agency

**Industrial Agency**

Project Management

Property Management

Occupier Services

## Quality Industrial Space

Units at Bracetown Business Park  
Clonee

Co Meath

From 557 m<sup>2</sup> to 3,907 m<sup>2</sup>

Flexible warehouse space available on short term leases

Strategically located in Clonee, just off the main N3 routeway to Navan

Located close to Ballycoolin and Northwest Business Parks and is only 7.5 km or 7 minutes drive time from the M50 giving access to Dublin International Airport and Dublin Port Tunnel

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# Industrial Property

## Location

- Bracetown Business Park is located in Clonee fronting the N3/M3
- Located only 7 minutes drive from the M50 giving access to Dublin Airport and Port Tunnel
- This is an ideal location close to Damastown, Rosemount, Northwest, Ballycoolin and Orion Business Parks

## Description

- Each warehouse is of steel portal frame construction, with concrete block walls to a height of c. 2 metres with metal deck cladding above
- Power floated re-enforced concrete floors and insulated roof with 10% translucent lighting
- Each warehouse has a span of approximately 36.5 metres
- Clear internal storage height of approximately 6 metres at the eaves and a centre height of c. 9.5 metres
- Dock level and grade level doors provided

## Accommodation

Accommodation available from approximately 557 m<sup>2</sup> to 3,907 m<sup>2</sup>

All intending tenants are specifically advised to verify the floor areas and undertake their own due diligence

## Services

- All mains services are available including three phase power
- Broadband and ISDN Telecommunications provided
- CCTV security and static security operational in the park
- Stand-by electricity generator of 350 KVA
- Fire sprinkler system in operation

## Rent

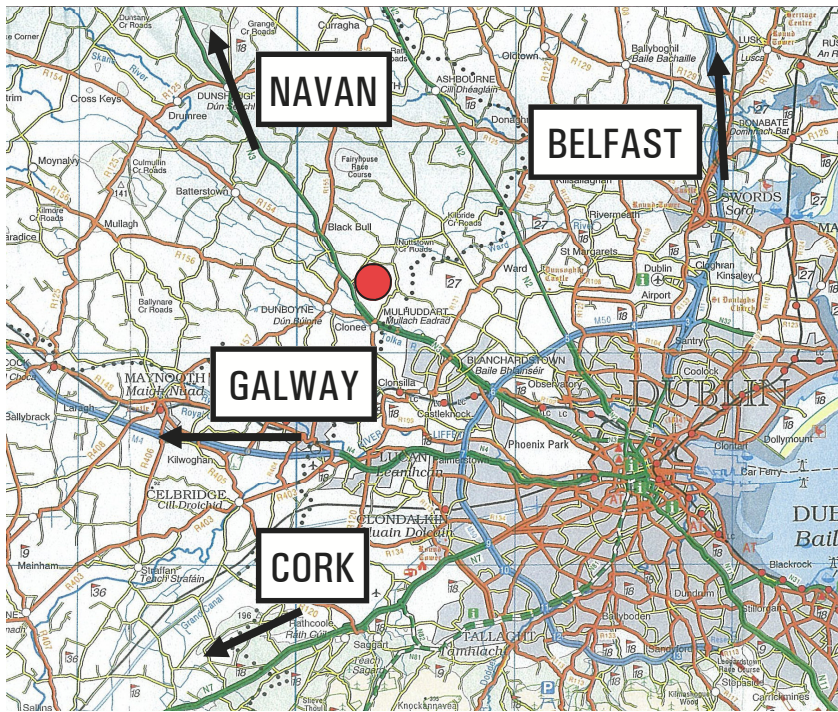
Rent On Application

## Term

Short term tenancies available

## Inspection

Inspection by Prior Appointment Only



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