

# TO LET

(SHORT TERM/ FLEXIBLE BASIS)

**REAR OF UNIT 13  
HOLLY AVENUE  
STILLORGAN BUSINESS PARK  
A94 DD83**

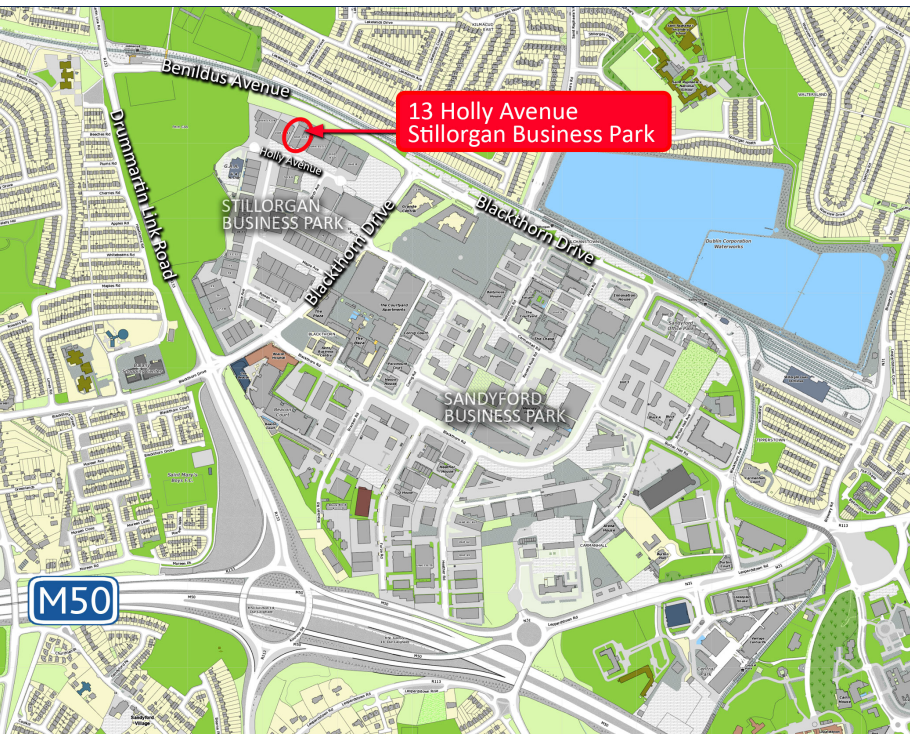
- Warehouse space extending to approx. 644 sqm (6,935 sq ft)
- Access via a dedicated grade loading door
- Clear internal eaves height of 5.5 metres
- Sought after Business Park with excellent accessibility
- Available to let on a short-term/ flexible basis

**FRONT OF UNIT 13  
(NOT INCLUDED)**



## LOCATION

- Situated within Stillorgan Business Park in south Dublin
- Excellent accessibility to the N11 and Junction 14 M50 (Sandyford)
- Close proximity to Sandyford Business District with numerous amenities
- Situated approx. 750 metres from Stillorgan Luas stop
- Adjoining occupiers include ALD Automotive, Bimeda, House of Tiles, etc.



## DESCRIPTION

Warehouse space (no offices) extending to approx. 644 sq m (6,935 sq ft)

Situated to the rear of Storage World, a newly opened self-storage facility

Concrete portal frame building with full height block walls  
Clear floor to eaves height of 5.5m

Self-contained access to warehouse via a grade loading door (3.6m wide)

Secure yard space to rear

### Accommodation

The approximate gross external floor area of the unit is as follows:

Description	Sq.m	Sq.ft
Warehouse (Rear)	644.3	6,935
<b>Total (Gross External Area)</b>	<b>644.3</b>	<b>6,935</b>

### Tenure

Available to let on a short-term/ Flexible basis

### Rates/Service Charge

On application

### Building Energy Rating



BER NO: available upon request

### Viewing

Strictly by appointment only

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