



# To Let

## Unit 53 Airways Industrial Estate, Santry, Dublin 17 D17 PH39

BER C3

- 13,440 sq ft
- Superb Modern High-Quality Warehouse with two storey offices
- Located in an established and actively managed business park
- Clear internal warehouse height of approximately 6.6 metres
- Automated ground-level roller shutter door
- Open plan office layout at ground and first floor

**Cathal Morley**  
+353 1 673 1600  
[cathal.morley@eu.jll.com](mailto:cathal.morley@eu.jll.com)

**Woody O'Neill**  
+353 1 673 1600  
[woody.oneill@eu.jll.com](mailto:woody.oneill@eu.jll.com)





## Location

- The property is located within Airways Industrial Estate, an established and actively managed development just 6km north of Dublin City Centre.
- Located only minutes from Dublin City Centre, Dublin Airport and the Port Tunnel
- Excellent access to public transport along the Old Swords Road Quality Bus Corridor
- Other occupants in the park include OCS, Fedex and Volvo Commercial

## Description

- Modern warehouse space with two storey office accommodation of 4,690 sq ft
- Steel portal frame construction
- Insulated metal deck roof incorporating translucent panels
- Sealed concrete floor
- Automated ground-level roller shutter door
- Eaves height approximately 6.6m
- 29 dedicated parking spaces

## Accommodation

The approximate GEA is as follows:

	SQ FT
Warehouse	8,750
Two Storey Offices	4,690
<b>Total</b>	<b>13,440</b>

## Building Energy Rating

BER: C3  
 BER No: 800000564  
 EPI : 327 kwh/m<sup>2</sup>/yr

## Terms

Available To Let

## Rent

On Application

## Enquiries

**Cathal Morley**  
 +353 1 673 1600  
[cathal.morley@eu.jll.com](mailto:cathal.morley@eu.jll.com)

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[woody.oneill@eu.jll.com](mailto:woody.oneill@eu.jll.com)

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

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@JLL Ireland

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