



## To Let

**BER C2**

### Unit 8 North Park, Finglas, Dublin 11

- 12,744 Sq Ft or 39,965 Sq Ft
- High profile property with frontage to the M50 and main estate road
- Immediate access to Dublin Airport, Dublin city centre, the Port Tunnel and the M1 Motorway
- Excellent fit out throughout including fully fitted canteen
- External car parking and marshalling areas are provided
- Extensive onsite CCTV along with centralised monitoring of the overall estate



FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

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## LOCATION

- The property is situated within North Park, a secure quality business campus, directly fronting the M50 at the Finglas North Road (N2) M50 junction
- This property enjoys rapid motorway access to all of the main national and primary routes via the M50 motorway. It is also within close proximity to Ikea

## DESCRIPTION

- High profile corner unit which incorporates four storey accommodation with passenger and good lifts servicing all floors
- Steel frame construction, finished externally with profile metal cladding and double skin insulated roof
- Loading access to the warehouse is provided by means of an electrically operated insulated loading door along with an automated dock leveller which are located to the side elevation
- The entire area is fully flood lit and secure
- The existing mezzanine floors can be removed to provide clear internal height of 11.4m

## ACCOMMODATION

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

OPTION 1 - EXISTING	SQ FT
Warehouse	8,805
Ground Floor Office	1,313
First Floor Office	1,313
Second Floor Office	1,313
<b>Total</b>	<b>12,744</b>

OPTION 2	SQ FT
Ground Floor	10,064
First Floor	9,967
Second Floor	9,967
Third Floor	9,967
<b>Total</b>	<b>39,965</b>

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

## SERVICES

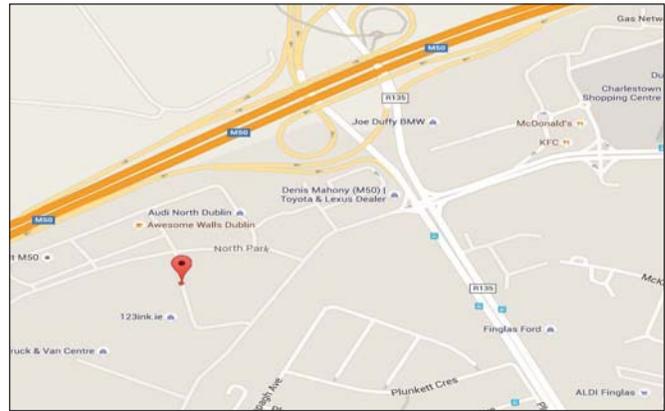
- All mains services available

## BUILDING ENERGY RATING

- BER: C2
- BER No. 800317562
- EPI: 291.32 kWh/m<sup>2</sup>/yr

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