

EA HOUSE



To Let

EA House (part of) Damastown, Mulhuddart, Dublin 15

Modern Warehouse Space

- Gross external area of approximately 687 m²
- Close proximity to the M50/N3 interchange and Mulhuddart village
- The park is host to a number of multi-national companies including IBM, Locktite, Tyco Healthcare and Glenbeigh Group
- High bay 4 metre wide loading door to the rear
- Clear internal ceiling height of approximately 7.7 metres



JONES LANG
LASALLE

01 673 1600

joneslanglasalle.ie

FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

Contact: Nigel Healy, Email: nigel.healy@eu.jll.com, Tel: +353 1 673 1600

Contact: Mike Purcell, Email: michael.purcell@eu.jll.com, Tel: +353 1 673 1600

SERVICES

Capital Markets | Advisory | Office Agency | Retail Agency | Industrial Agency | Project Management | Property Management | Occupier Services | Research & Consultancy

LOCATION

- EA House is located within Damastown Industrial Estate off Damastown Way north-west of Mulhuddart village
- Approximately 16km north-west of Dublin city centre and 1km north of the N3 Dublin/Navan Road
- The N3 Navan Road provides immediate access to the M50/ Northern Cross Motorway which in turn provides access to all main regional routes to and from Dublin
- Dublin International Airport and The Port Tunnel are 20 minutes drive time via the M50

DESCRIPTION

- Warehouse is a double span structure of steel portal frame construction
- Double skin metal deck roof with 10% translucent lighting plus sodium lighting throughout
- Power floated reinforced concrete floor
- Electronically operated roller shutter door of c. 4 metres wide and 5 metres high
- Clear internal ceiling height of approximately 7.7 metres

ACCOMMODATION

The approximate gross external floor area is as follows:

	M ²
Warehouse	687
Total	687

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

SERVICES

All mains services are available to the property

LEASE TERMS

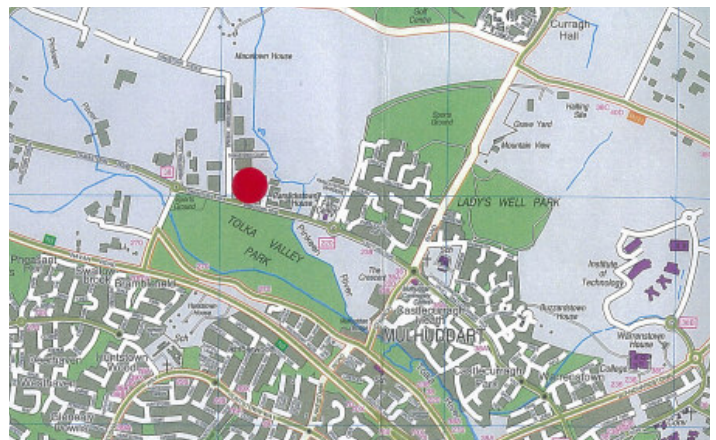
Flexible Lease Terms

RENT

On Application

VIEWING

Strictly By Prior Appointment



Contact: Nigel Healy
nigel.healy@eu.jll.com
Contact: Mike Purcell
michael.purcell@eu.jll.com
Tel: +353 1 673 1600

DISCLAIMER

The particulars and information contained in this brochure, are issued by Jones Lang LaSalle on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information they do not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artists' 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 particulars and information are 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 particulars and information given. None of Jones Lang LaSalle, its employees, agents or affiliate companies, makes 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 any intending purchaser/tenant or any third party arising out of the particulars or information. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any applicable taxes or VAT arising out of the transaction.