

For Sale / To Let

Unit D11 North City Business Park, Finglas



Modern industrial facility extending to approx. 251 Sq. M (2,701 Sq. Ft.) and located in one of Dublin's most accessible commercial locations.



High-quality modern warehouse facility totalling approx. 251 Sq. M (2,701 Sq. Ft.) including approx. 79 Sq. M (850 Sq. Ft.) of two-storey office space.



The property benefits from a clear internal height of approx. 8m, 1 no. roller shutter door and staff parking to the front.



North City Business Park is a prime industrial estate with immediate access to the M50 / N2 interchange.



The property is within close proximity to Dublin Airport, Dublin Port Tunnel, and Dublin City Centre.



Schedule of Accommodation

Accommodation	Sq M	Sq Ft
Warehouse	172	1,851
Offices (Ground Floor)	39.5	425
Offices (First Floor)	39.5	425
Total	251	2,701

Description

Warehouse

- Steel frame construction
- Insulated metal deck roof incorporating translucent panels
- Full height concrete block walls to the back and side elevation with block walls and cladding to the front elevation
- Clear internal height of approx. 8m
- 1 no. roller shutter door
- 3 no. staff parking spaces to front of property

Offices

- Two-storey open plan offices to the front of the unit
- Suspended ceilings with carpet floor finish
- Electric storage heating
- Tea station and toilet facilities

Further Information

Inspections

Inspections are strictly by appointment through the sole agent, Savills.

BER

BER D1 with BER B2 targeted following planned refurbishment work.

Service Charge

TBC.

Rates Payable

€3,987.12

Rent / Price

On Application.

Nearby Occupiers:



Contacts

For further information or to arrange a viewing please contact:

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PROPERTY MISREPRESENTATION ACT

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