

**Lambert
Smith
Hampton**

01 676 0331
www.lsh.ie

For Sale

Investment Property

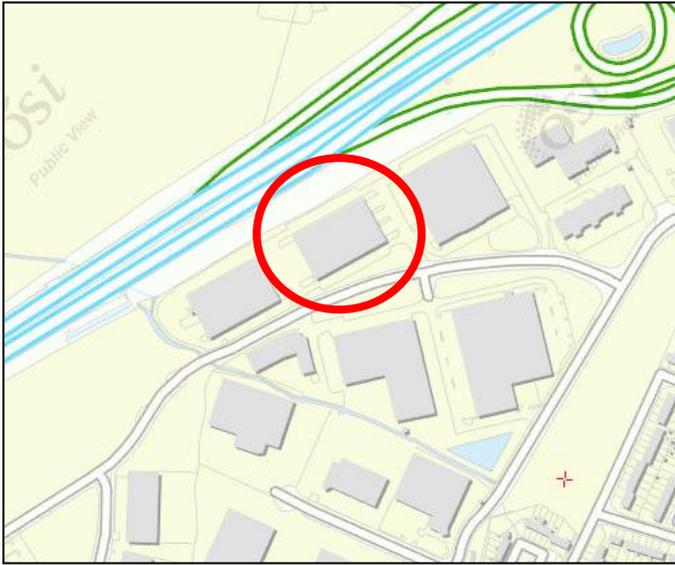
Unit 6 North Park Business Park Finglas, Dublin 11



- **Modern high bay warehouse with offices**
- **1,163.8 sq m (12,527 sq ft)**
- **High profile location with extensive frontage onto the M50**
- **Producing €80,964 per annum (tenant not affected)**

Unit 6, North Park Business Park, Finglas, Dublin 11

Location



O.S. No. AU0000607

The property is located within North Park Business Park, an established commercial location off North Road, Finglas directly fronting the M50 at the Finglas North Road N2/ M50 motorway (Junction 5).

North Park is located approximately 8.6km northwest of Dublin City Centre, and provides immediate access to the M1 Motorway, Dublin Airport and the Port Tunnel. Finglas town centre is also in close proximity.

The immediate area is commercial in character with a number of high profile occupiers including U-Store It, Denis Mahony and Audi.

Property

The property comprises a high bay industrial/warehouse unit with the benefit of three storey office accommodation to the front elevation.

The building is of steel frame construction with concrete block infill walls, finished externally with profile metal cladding. The entire is covered with a double skin metal deck roof incorporating translucent roof panels.

Loading access is via a single loading dock together with a loading door at grade level. The building has an eaves height of approximately 11.2m (36 feet).

The three storey office accommodation is finished to a modern specification incorporating suspended ceilings, recessed lighting and gas fired central heating. Kitchen and toilet facilities are provided. Car parking facilities are provided to the front of the building along with ample marshalling space to the side elevation.

Accommodation

The estimated gross external floor area is as follows:

	sq m	sq ft
Warehouse	758.5	8,165
Offices (Three Storey)	405.3	4,363
Total	1,163.8	12,527

Intending purchasers are advised to verify all floor areas

Services

All main services including water, drainage, electricity and telecommunications are connected to the property.

Tenancy

The entire is let to Onsight Climbing Limited t/a Awesome Walls for a term of 20 years from 01 March 2012 on a full repairing and insuring basis subject to a rent of €80,964 per annum exclusive. The lease incorporates a break option on 01 March 2017 and every five years thereafter.

BER

Ber Rating: C2

Ber Number: 800071037

Energy Performance Indicator: 392.74 kWh/m²/yr

Price

On application

Viewing

Viewing strictly by prior appointment with sole agent.

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