



**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 Onsite 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.

Tim Scannell

Lambert Smith Hampton

Tel: 01 676 0331

tscannell@lsh.ie

Darren Smith

Lambert Smith Hampton

Tel: 01 676 0331

dpsmith@lsh.ie



© Lambert Smith Hampton

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that:

(i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract.

(ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.

(iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.

(iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.

(v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH.

(vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.

**Lambert
Smith
Hampton**

01 676 0331
www.lsh.ie