

## To Let

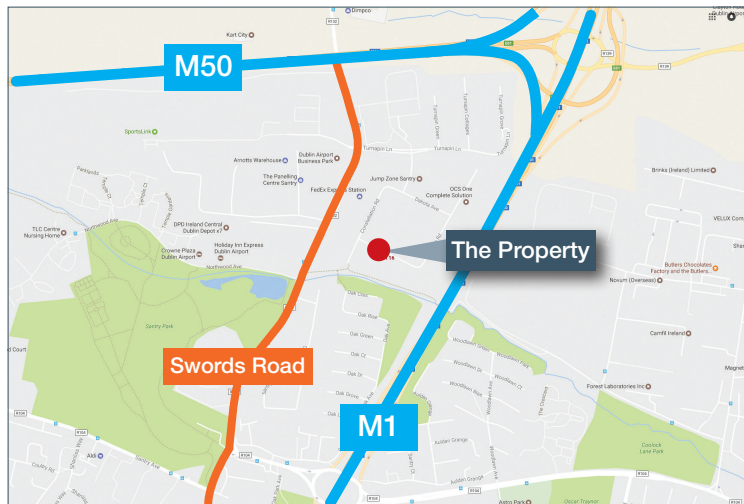
Unit 16 Airways Industrial Estate, Santry, Dublin 9



BER E2

- Mid-terraced industrial unit of approx. 433 sq. m.
- Approx. 8 km from Dublin City Centre and approx. 3.5 km from the M50 / M1 Junction (Junction 3)





For identification purposes only. Not to scale.



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## Location

Airways Industrial Estate is located approx. 8 km from Dublin City Centre and approx. 3.5 km from the M50 / M1 Junction (Junction 3) which provides rapid motorway access to all of the main arterial routes leading to Dublin and to Dublin Airport. The Dublin Port Tunnel is within 3 km of the property.

Occupiers in the locality include Senator Windows, SME Group, Fedex and Cookson Electronics.

## Description

### Warehouse

- Mid-terraced industrial unit
- Metal frame construction
- Single skin asbestos roof incorporating translucent panels
- Concrete block walls to a height of 2.3 metres with insulated metal panelling over to the front and rear of the unit with full height concrete block walls to the side elevations
- Concrete floor
- Clear internal height approx. 5.5 metres
- One ground level roller shutter door protected by ram bar
- Oil fired warm air blowers
- Fluorescent strip lighting

### Offices

- Painted and plastered walls & ceilings
- Oil fired central heating
- Carpeted floors
- Wall mounted sockets
- Single glazed aluminium framed windows
- Reception area
- Toilets
- Canteen
- Partitioned offices

### Accommodation

Approx. gross external floor areas

Accommodation	Sq. m. (approx.)
Offices	172
Warehouse	261
<b>Total</b>	<b>433</b>
Mezzanine	33

Intending tenants must satisfy themselves as to the accuracy of the measurements provided above.

## Services

We understand that 3 phase power and mains services are provided and connected to the property.

## Rates

The rateable valuation of the property is €43,900. The rates payable for 2017 are €6,321.60.

## Service Charge

The 2017 service charge budget for the property is €260.

## Inspections

All inspections are strictly by appointment through Savills.

## Rent

On application.

## BER

BER Rating: E2  
BER No.: 800542961  
Energy Performance Indicator: 573.45 kWh/m<sup>2</sup>/yr 2.29

## Further Information

Industrial Department  
Savills  
33 Molesworth Street,  
Dublin 2  
P: 00 353 1 618 1300  
F: 00 353 1 676 7066  
E: industrial@savills.ie  
savills.ie

Elaine Gordon  
01 618 1313  
elaine.gordon@savills.ie  
PSRA 002233-005472

Niall Woods  
01 618 1725  
niall.woods@savills.ie  
PSRA 002233-005752

Stephen Mellon  
01 618 1366  
stephen.mellon@savills.ie  
PSRA 002233-006202

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