

TO LET UNIT 303

WHITE HEATHER INDUSTRIAL ESTATE // SOUTH CIRCULAR ROAD // DUBLIN 8 // D08 K5K0



CITY CENTRE WAREHOUSE FACILITY WITH SECURE YARD SPACE TOTTALLING APPROX. 684.4 SQ M (7,366 SQ FT)

- Clear internal height of approx. 4.8m with 2 ground level roller shutter doors
- Benefits from a private secured yard and allocated car parking spaces
- Excellently located in Dublin City Centre with ease of access to all main arterial routes and public transport



DESCRIPTION

City centre warehouse facility with two storey offices and private secure yard space.

WAREHOUSE

- Concrete floors with full height concrete block walls
- Total of 2 no. ground level roller shutter doors
- Clear internal height from approx. 4.8m
- Private secured yard space

OFFICES

- Two storey offices
- Electric storage heating
- Carpeted and tiled floors
- Wall mounted sockets
- Toilets

LOCATION

White Heather Industrial Estate is conveniently located between South Circular Road and the Grand Canal, just 2.2km from St. Stephens Green. The property is located approx. 7.5km from Junction 7 and approx. 5.5km from Junction 9 (Red Cow interchange) on the M50, which provides rapid motorway access to Dublin Port, Dublin Airport and all of the main arterial routes from Dublin. Excellently connected by public transport with Fatima LUAS stop approx. 850m from the entrance and regular passing bus routes.

NEIGHBOURING OCCUPIERS



SCHEDULE OF ACCOMMODATION

Approx. gross external floor areas:

Unit 303	Sq m	Sq ft
Warehouse	467.5	5,032
Office GF	113.1	1,217
Office FF	103.8	1,117
Total	684.4	7,366

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



ZONING

The subject property is located in an area zoned under Objective 'Z1' in the Dublin City Development Plan 2022 – 2028, i.e. "To protect, provide and improve residential amenities".

INSPECTIONS

All inspections are strictly by appointment through the sole letting agent Savills.

BER

C2

RATES

The rateable valuation is €31,400. The rates payable for 2023 are €8,572.2.

RENT

On Application.

TERMS

Flexible lease terms available.

FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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PROPERTY MISREPRESENTATION ACT

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