

TO LET



# Unit D14, The Enterprise Centre.

North City Business Park, Finglas, Dublin 11.

Superb modern business unit of approximately 252 sq. m. (2,712 sq. ft.)



*For identification purposes only.*

- Located at the N2/M50 junction, with easy access to Dublin City Centre
- Only minutes from the M50 motorway, Dublin Airport and the Port Tunnel

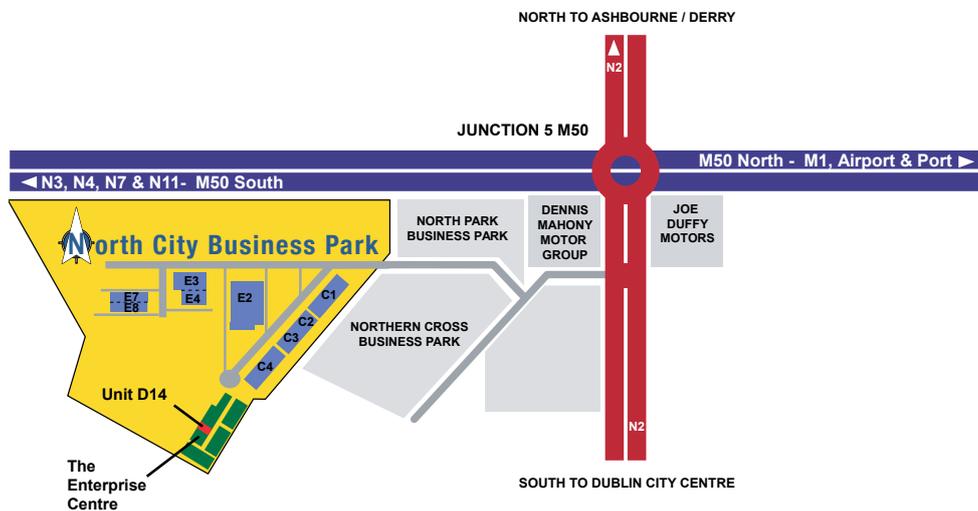


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North City Business Park

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For illustrative purposes only.

## Location

The property is located within North City Business Park, a high-quality development fronting the M50 motorway in one of Dublin's most accessible and dynamic commercial locations. North City Business Park is strategically located at Junction 5 M50 where it intersects with the North Road/N2. It has immediate access to the M50 Motorway, which provides rapid motorway access to all of the main arterial routes and the city centre, the Port Tunnel and Dublin Airport.

## Offices

- Suspended ceilings with recessed fluorescent lighting
- Painted and plastered walls
- Open plan office layout
- Carpeted throughout
- Perimeter trunking
- Electric storage heating

## The Property

The property comprises a modern mid-terraced business unit containing high-quality office and warehouse accommodation. The property has the benefit of four designated car spaces.

### Services

We understand that all mains services including three-phase power is provided and connected to the property.

### Terms

New long term lease.

### BER

BER Rating: F  
BER Number: 800510240  
EPI: 583.09 kWh/m./yr

### Rates

The rateable valuation of the property is €27,100  
The rates payable for 2016 are €3,902.40.

### Service Charge

The service charge budget for 2016 is €1,084.80 + VAT.

### Rent

On application.

Approx. gross external floor areas:	
Warehouse	165 sq. m.
Offices	87 sq. m.
Total	252 sq. m.

All intending tenants are specifically advised to verify the floor areas and undertake their own due diligence.

## Warehouse

- Steel-frame construction
- Insulated metal deck roof incorporating translucent panels
- Sealed concrete floor
- Automated ground-level roller shutter door
- Clear internal height approximately 7.6 m
- Fluorescent strip lighting



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