



savills

UNIT B

UNIT A

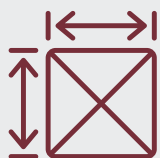
36 M

UNIT B
TO LET

HUNTSTOWN BUSINESS PARK

CAPPAGH ROAD | BALLYCOOLIN | DUBLIN 11

New detached high bay warehouse facility extending to 2,819 sq m (30,344 sq ft)



High-quality detached warehouse extending to approx. 2,819 sq. m (30,344 sq. ft). with a clear internal height of approx. 12m



Benefits from 2 no. dock levellers with tailgate loading and 2 no. ground level roller shutter doors opening onto a 36m deep yard



Convenient access to the N2/M50 (Junction 5) & N3/M50 (Junction 6)

DESCRIPTION

Warehouse:

- Detached facility of steel portal frame construction
- Kingspan profile composite paneled roof incorporating a siphonic drainage system and roof hatch
- Twin skin insulated metal deck roof incorporating translucent panels
- Concrete finished floors with a loading capacity of 60 kN/m²
- 2 no. dock levellers with tailgate loading
- 2 no. ground level roller shutter doors
- Clear internal height approx. 12 metres
- Yard depth of 36 metres

Offices:

- High quality two storey offices incorporating feature curtain glazing
- Finishes to general offices includes suspended ceilings, carpeting and painted & plastered walls
- Fully fitted toilet and showering facilities
- Fully fitted tea stations

Schedule accommodation

Accommodation	Sq. M.	Sq. Ft.
Warehouse	2,480	26,695
GF Offices	129	1,389
FF Offices	210	2,260
Total	2,819	30,344

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



NORTHWEST
BUSINESS PARK

KILSHANE ROAD



UNIT
TO LET **B**

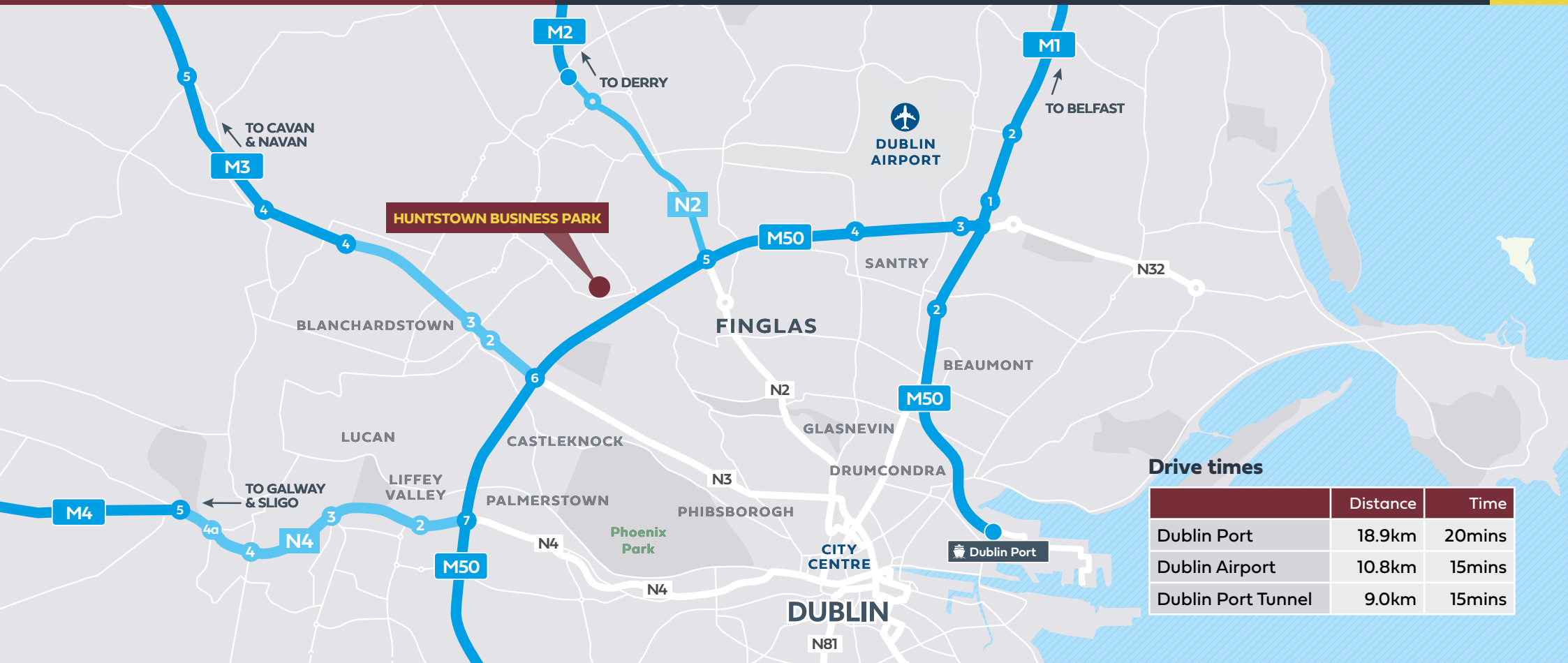
ROSEMEOUNT
BUSINESS PARK



P&B FOODS



CAPPAGH ROAD



FURTHER INFORMATION

Inspections

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

BER

Targeting BER A2

Rent

On Application.

CONTACTS

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