

FOR SALE
TO LET



North City Business Park, Finglas, Dublin 11.

Units A7 A & A7 B

High-Bay Warehouse with Offices. Approx. 1,874 sq m (20,172 sq ft) x 2 OR 3,484 sq m (37,502 sq ft) on a Site of Approx. 0.85 Hectares (2.11 Acres)

- High Profile Unit With Frontage Directly Onto The M50
- Access Controlled And Secure Business Park Environment
- Only Minutes From The M50 Motorway, Dublin Airport And The Port Tunnel



savills

BER A3

ROHAN

LOCATION

North City Business Park is a high quality development fronting the M50 motorway in one of Dublin's most accessible commercial locations. North City Business Park is strategically located at M50 Junction 5 (where it intersects with the North Road/N2). It adjoins key centres of employment and amenities including Charlestown Shopping Centre. With immediate access to the M50 Motorway, the park benefits from rapid motorway access to all of the main arterial routes to and from the city centre, to the Port Tunnel and to Dublin Airport.



North City Business Park

- ... has immediate access to the M50/M2 motorway junction (J5),
- ... has frontage of over 200 metres directly onto the M50,
- ... is within 10 minutes' drive time of the Port Tunnel and Dublin Airport,
- ... has over 20 acres of industrial land available for development.





Units A7 A & A7 B

North City Business Park, Finglas, Dublin 11.

SPECIFICATIONS/FEATURES

GENERAL:

- 10 metre internal height.
- Steel portal frame construction.
- Extensive secure service yard and car parking.
- 2 dock levellers with tailgate loading per unit.
- 1 roller shutter door per unit.
- 50kn/m2. (1,000 lbs. / sq.ft.) floor loading.
- 2.4 metre high wall to inside of external cladding wall.
- Twin tube batten type fluorescent lighting.
- Electrical distribution centre designed for three phase electrical supply and CT metering.
- High quality actively managed estate.

OFFICES:

- Feature reception area.
- Open plan design suitable for compartmentation.
- Gas fired heating.
- Suspended acoustic tiled ceilings with recessed fluorescent lights.
- Painted and plastered walls.
- Fully fitted toilets and tea station facilities.
- Perimeter skirting trunking.
- Fully bonded heavy contact carpet to offices, reception and main stairs.



ACCOMMODATION

APPROXIMATE GROSS EXTERNAL FLOOR AREAS:

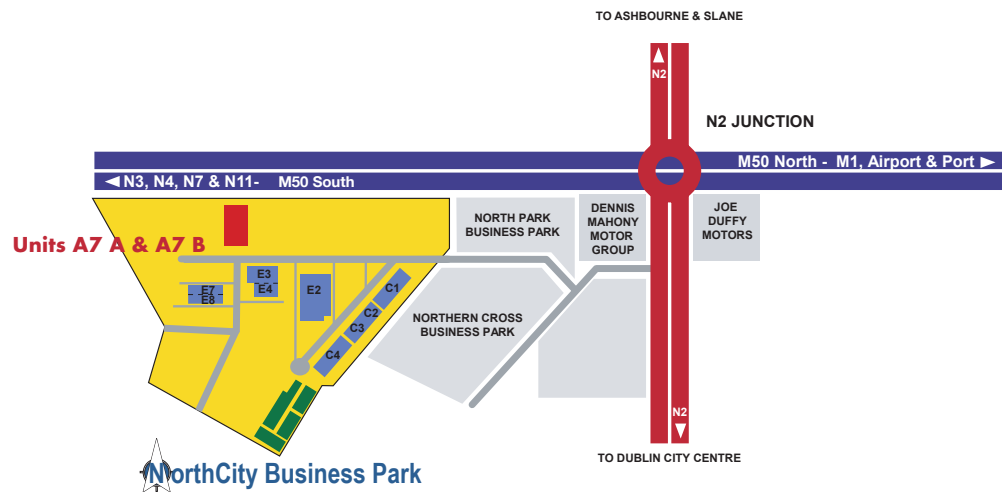
Unit	sq m		sq ft	
	A7 A	A7 B	A7 A	A7 B
Warehouse	1,519	1,539	16,530	16,566
Offices	335	335	3,606	3,606
Total	1,854	1,874	20,136	20,172

Combined	sq m		sq ft	
Warehouse	3,149		33,896	
Offices	335		3,606	
Total	3,484		37,502	

Site area of approx. 0.85 Hectares (2.11 Acres)



North City Business Park



TERMS: Available upon request

TARGETED BER: A3

RATES: Commercial Rates payable to Fingal County Council

OTHER OUTGOINGS: Available upon request



Join leading occupiers including:



Savills Ireland and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/Lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction. This brochure is issued by Savills Ireland on the understanding that any negotiations relating to the property are conducted through it. All maps produced by permission of the Ordnance Survey Ireland Licence No AU 001799 © Government of Ireland.



33 Molesworth Street,
Dublin 2,
Ireland.

Tel: +353 (0)1 618 1300
E-mail: info@savills.ie
www.savills.ie
PSRA Licence No. 002223



4th Floor, Block 2,
Harcourt Centre, Harcourt Street,
Dublin 2, Ireland.

Tel: +353 (0)1 662 4455
E-mail: info@rohanholdings.ie
www.rohanholdings.ie
PSRA Licence No. 003550