

**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



BER A3



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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.

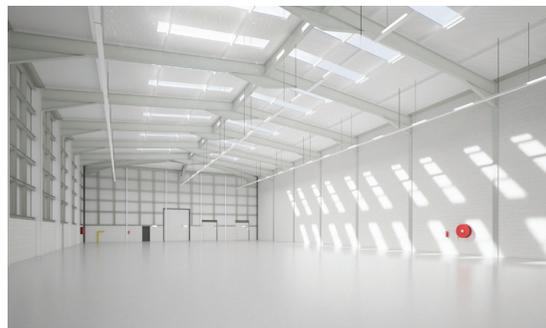
SPECIFICATIONS/FEATURES

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

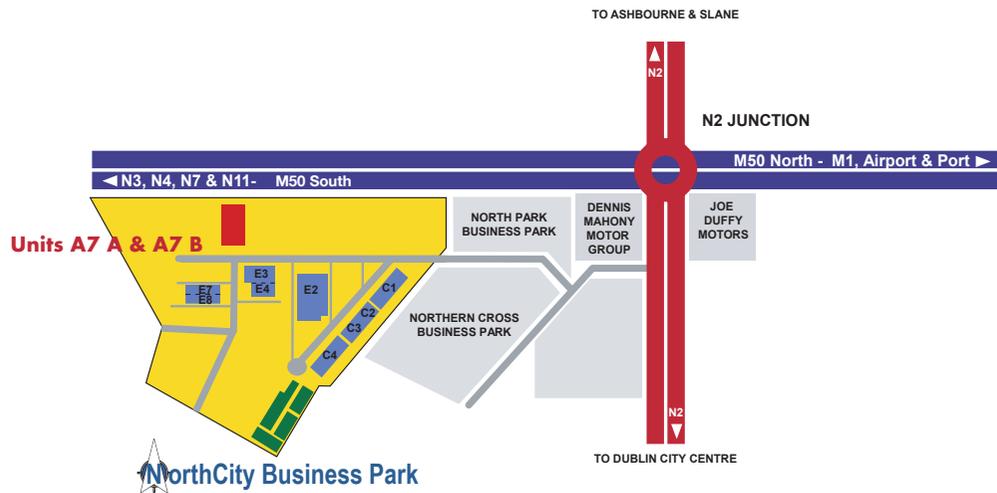
APPROXIMATE GROSS EXTERNAL FLOOR AREAS:

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)





TERMS: Available upon request

TARGETED BER: A3

RATES: Commercial Rates payable to Fingal County Council

OTHER OUTGOINGS: Available upon request

Join leading occupiers including:



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