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## Prime Distribution Units

North City Business Park Phase II  
North Road/M50  
Dublin 11

From 1,027 m<sup>2</sup>

High bay warehouse incorporating quality offices.

10 metre clear internal height.

Superbly located at the junction of the M50 and North Road.

Jones Lang LaSalle

Nigel Healy / Woody O'Neill / Greg Clarke

**01 673 1600**

e-mail: [nigel.healy@eu.jll.com](mailto:nigel.healy@eu.jll.com)

[woody.oneill@eu.jll.com](mailto:woody.oneill@eu.jll.com)

[greg.clarke@eu.jll.com](mailto:greg.clarke@eu.jll.com)

[www.joneslanglasalle.ie](http://www.joneslanglasalle.ie)

# Industrial Property

## Location

- North City Business Park is superbly located at the junction of the M50 and North Road (N2) providing immediate motorway access to major arterial routes to and from Dublin
- The M50/N2 motorway junction is within 5 minutes of Dublin Airport and the recently opened Port Tunnel
- The park will be serviced by public transport
- 8 km to Dublin city centre

## Description

- 10 metre clear internal height
- Steel frame construction with double skin metal deck roof
- Automated roller shutter doors
- Extensive secure yard and car parking
- Warehouse floor comprises reinforced concrete power floated finish
- Offices finished with plastered and painted walls, suspended ceilings, CAT2 lighting, Gas Fired Central Heating and perimeter trunking
- Completion date of May 2008

## Accommodation

Unit E3	1,570m <sup>2</sup>
Unit E4	1,275m <sup>2</sup>
Unit E7	1,028m <sup>2</sup>
Unit E8	1,028m <sup>2</sup>
Unit E7 & E8	2,056m <sup>2</sup>
Unit E9	1,052m <sup>2</sup>

*\*Units E7 & E8 capable of combination to total 2,056 m<sup>2</sup>*

*\*Pricing schedule and plans available on application*

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

## Services

All mains services available including three phase power.

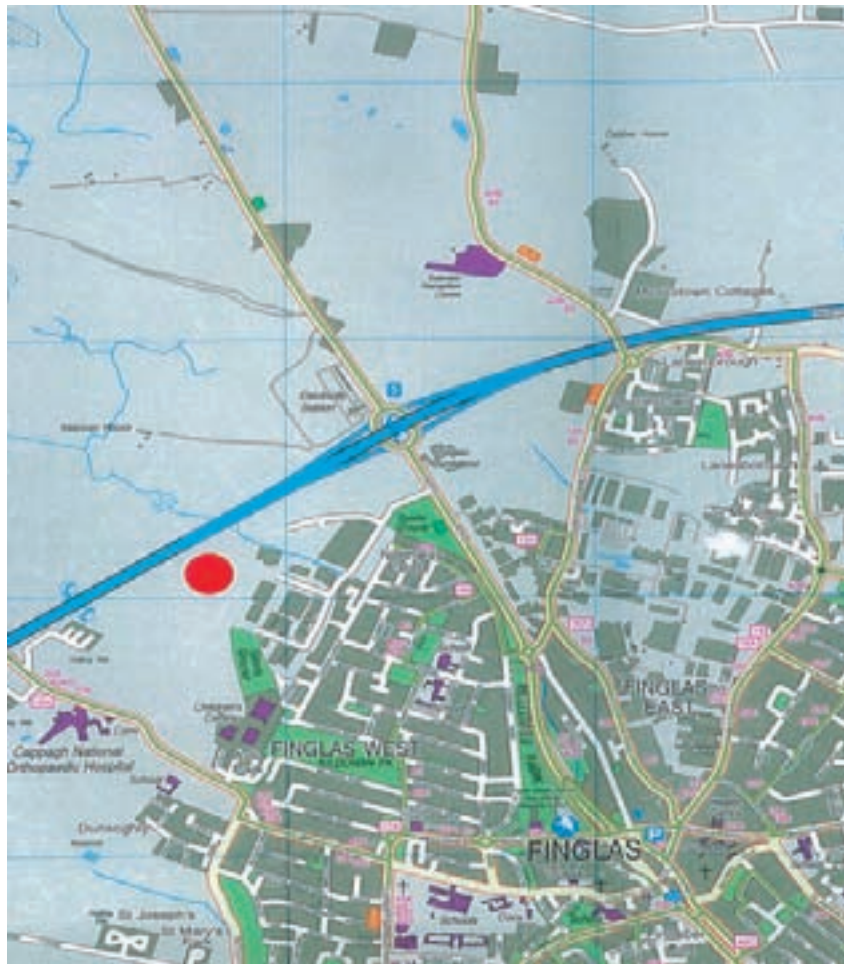
## Title/Lease Terms

Units are available For Sale effectively as Freehold or available To Let under a new long term full repairing and insuring leases.

## Viewing

Strictly by prior appointment.

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JONES LANG  
LASALLE®

tel +353 1 673 1600

e-mail: [nigel.healy@eu.jll.com](mailto:nigel.healy@eu.jll.com)

[woody.oneill@eu.jll.com](mailto:woody.oneill@eu.jll.com)

[greg.clarke@eu.jll.com](mailto:greg.clarke@eu.jll.com)

[www.joneslanglasalle.ie](http://www.joneslanglasalle.ie)