

FOR SALE / TO LET

Unit D23, The Enterprise Centre. North City Business Park, Finglas, Dublin 11.

Superb modern business unit of approximately 296 sq.m. (3,186 sq.ft.)



Similar unit.



Similar unit.



Similar unit.

- 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.

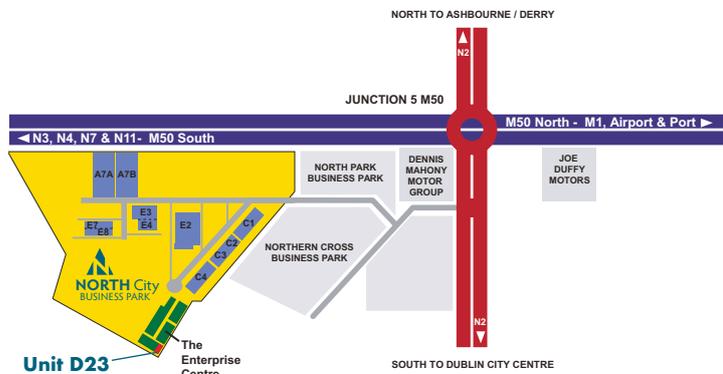


Unit D23, The Enterprise Centre. North City Business Park, Finglas, Dublin 11.



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.



The Property

The property comprises a modern mid-terraced business unit containing high-quality office and warehouse accommodation. The property has the benefit of 5 designated car spaces.

Approx. Gross External Floor Areas:

Warehouse	192 sq.m.
Offices	104 sq.m.
Total	296 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 7.6m
- Strip lighting

Offices

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

Services

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

Terms

New long term lease.

BER

BER Rating: **BER E1**

BER Number: 800719403

EPI: 253.04 kWh/m²/yr

Rates

Available upon request.

Service Charge

Available upon request.

Rent

On application.



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

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