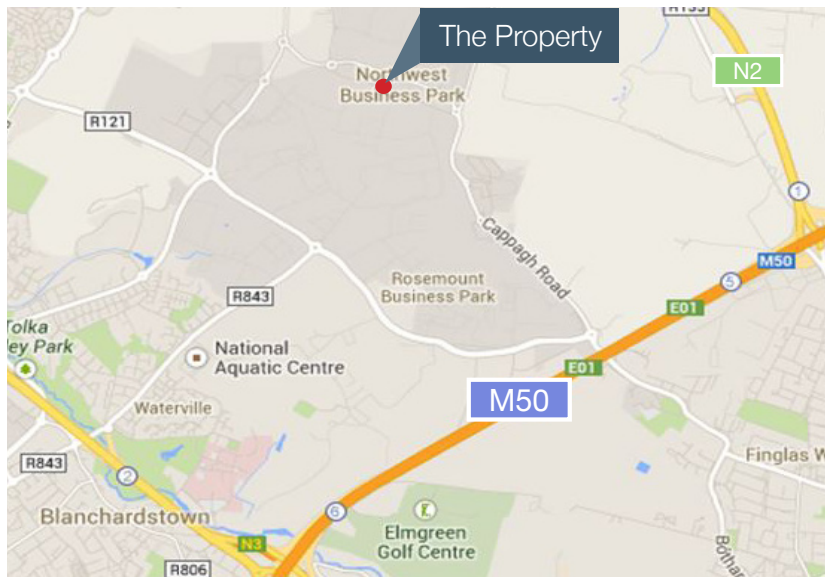


To Let

Unit 508A, Northwest Business Park, Ballycoolin, Dublin 15



- Excellent terraced industrial unit of approx. 878 sq. m. (9,450 sq. ft.)
- Approx. 12.5 kms from Dublin City Centre and approx. 6.4 kms from the M50/N3 Junction (Junction 6)
- Clear internal height of approx. 10 m and loading provisions via 1 ground level roller shutter door



Not to scale. For identification purposes only.

Location

- Northwest Business Park is located approx. 12.5 kms from Dublin City Centre and approx. 6.4 kms from the M50 / N3 Junction (Junction 6) which provides rapid motorway access to all of the main arterial routes leading to Dublin, to Dublin Airport and the Dublin Port Tunnel.
- Easy access to new N2/N3 link road and its junction with the M2 at Cherryhound.
- Occupiers in the locality include Wincanton, Java Republic, Vogue Ceramics, U-Value Insulation, etc...

Description

Warehouse

The subject property occupies a prominent position fronting the L3025 (main estate road) immediately adjacent to the M3 Motorway.

- Excellent modern terraced industrial unit
- Metal frame construction
- Insulated metal deck roof incorporating translucent panels
- Full height precast concrete walls with insulated cladding over
- Sealed concrete floor
- Clear internal height approx. 10 metres
- 1 x ground level roller shutter door
- High bay sodium lighting

Offices

- Suspended ceilings with recessed fluorescent lighting
- Painted and plastered walls
- Gas fired central heating
- Carpeted floors
- Perimeter trunking
- Double glazed PVC windows
- Toilets
- Open plan offices

Accommodation

Approx. gross external floor areas

Accommodation	Sq. m.
Offices	200
Warehouse	678
Total	878

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

Services

We understand that all mains services including 3 phase power are provided and connected to the property.

Service Charge

The service charge payable for 2018 is €3,187.48.

Rates

The rateable valuation of the property is €83,600. The rates payable for 2018 are €12,289.20.

Inspections

All inspections are strictly by appointment through Savills.

Rent

On application

Letting Agents

Industrial Department,
33 Molesworth Street,
Dublin 2

Gavin Butler

01 618 1340
gavin.butler@savills.ie
PSRA: 002233 - 002934

Stephen Mellon

01 618 1366
stephen.mellon@savills.ie
PSRA: 002233 - 006202

savills.ie

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

savills