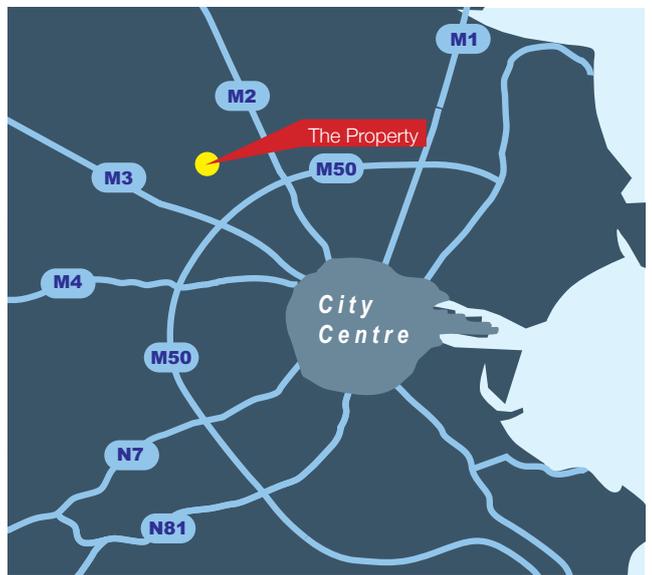
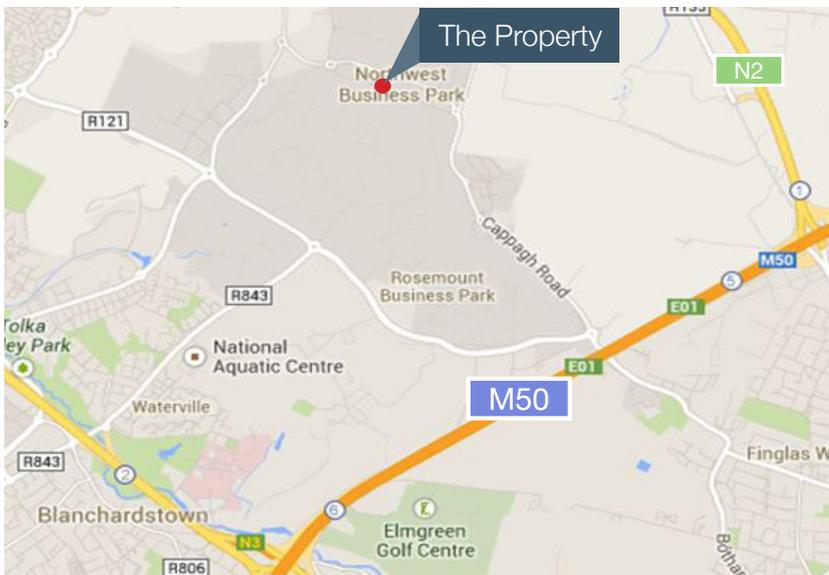


To Let

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

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savills.ie

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