

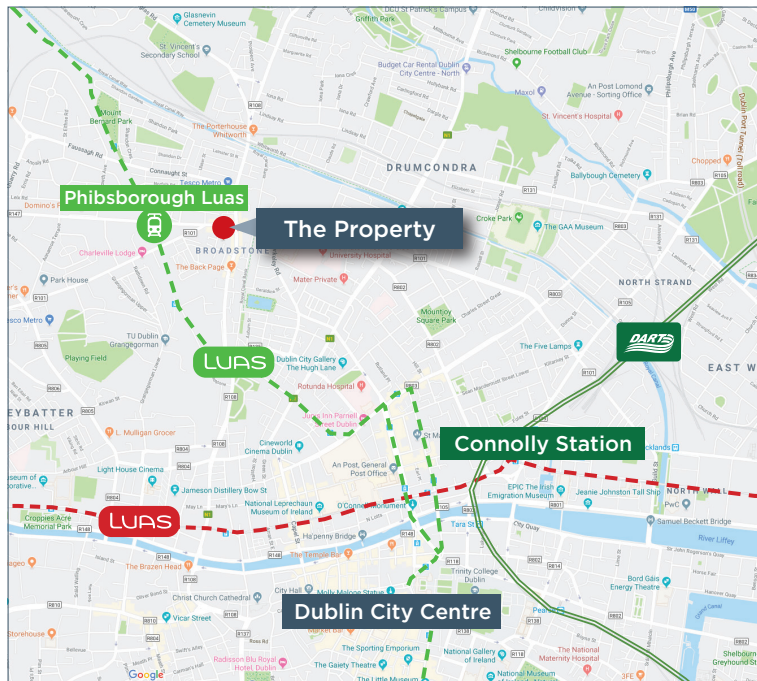
To Let

Units 9 & 10, Phibsborough Place, Phibsborough, Dublin 7

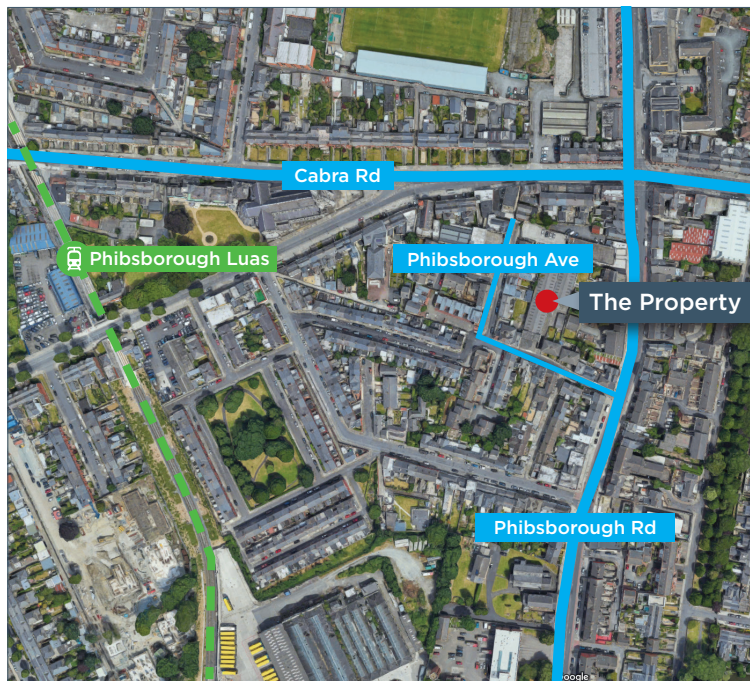


Boundary is indicative & is for information purposes only

- Detached industrial facility of approx. 1,033 sq. m., including approx. 124 sq. m. of two-storey offices
- Located approx. 2.3km from Dublin city centre and approx. 6.5km from the M50



For identification purposes only. Not to scale.



For identification purposes only. Not to scale.

Location

The subject property is located on Phibsborough Avenue, approx. 100m from Phibsborough Road. The property is approx. 2.3km from Dublin city centre and approx. 6.5km from the M50, which provides rapid motorway access to all of the main arterial routes leading to Dublin, to Dublin Airport and the Dublin Port Tunnel.

Description

Warehouse

- Full height concrete block walls
- 2 ground level roller shutter doors
- Approx. 4.5m clear internal height
- Insulated asbestos roof with translucent panels
- Fluorescent strip lighting
- Painted concrete floor
- Oil fired warm air blower
- Insulated store

Office

- Partitioned offices
- Painted and plastered ceilings with fluorescent strip lighting
- Painted and plastered walls
- Wall mounted sockets
- Lino covered floors
- Double glazed aluminium framed windows
- Toilets
- Canteen

Accommodation Schedule

Approx. gross external floor areas

Accommodation	Sq. m.	Sq. ft.
Warehouse	909	9,784
Offices	124	1,335
Total	1,033	11,119

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

Services

We understand that all mains services are provided and connected to the property.

Rates

The rateable valuation of the property is €62,700. The rates payable for 2019 are €16,364.70.

Inspections

All inspections are strictly by appointment through the sole letting agent, Savills.

Rent

On application

BER

BER Rating: F
BER No. 800628497
Energy Performance Indicator: 748.79 kWh/m²/yr2.65

Industrial Department

Savills

33 Molesworth Street
Dublin 2
Phone: +353 1 618 1300
Fax: +353 1 676 7066

savills.ie

For further information or to arrange a viewing please contact:

Stephen Mellon
01 618 1366
stephen.mellon@savills.ie
002233-006202

Giles Ross
01 618 1308
giles.ross@savills.ie
PSRA 002233-007439

Gregor Potterton
01 618 1724
gregor.potterton@savills.ie
002233-007686

Peter Levins
01 618 1739
peter.levins@savills.ie
002233-006203

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