

TO LET – SHORT TERM

BER D2

UNIT 5

Slaney Road | Dublin Industrial Estate
Dublin 11 | D11 T266



Lisney

LUAS BROOMBRIDGE

LEE ROAD

SLANEY ROAD

Warehouse

Entrance

Showroom/Warehouse

Entrance

Single Storey Offices

Entrance



LOCATION

The property is situated at the corner of Lee Road and Slaney Road close Glasnevin Road entrance to Dublin Industrial Estate. The location offers easy access to the to the M50 via Junction approx. 5km to the north and is situated approximately from 4km south of the M2/M50 interchange providing rapid motorway access to Dublin Airport, the Port Tunnel and to the main arterial routes leading to and from the city.

ACCOMMODATION

The accommodation and approximate floor areas are as follows:

Description	Sqm
Warehouse	262
Showroom/Warehouse	689
Single-Storey Offices	203
Total Gross External Area	1,154



THE PROPERTY

The property comprises a detached corner industrial premises with showroom, warehouse and office space. The original building is of concrete construction under a concrete barrel roof with bitumin covering and approx. 20% roof lights. Internally there is a concrete floor and painted fair faced block walls.

The warehouse extension to the rear is of double skin metal decking and is accessed via one roller shutter door.

The single storey office area to the front is of concrete block construction with a flat roof. Internally there are plastered and painted walls and ceilings and recessed fluorescent lighting.

There is a reception, boardroom, office x 2, open plan area and canteen.

The premises benefits from an excellent car parking provision to the side and front of the property, with 13 marked spaces and room for more.





Front Elevation



Warehouse

RENT

€85,000 per annum excluding rates, insurance, VAT and any other outgoings.

RATES

RV 32,500 Multiplier for 2022 is 0.268 = €8,710.

LEASE TERMS

The property is available on a flexible short term lease.

SERVICES

We understand that all mains services are supplied and connected to the property including 3-phase power and Broadband. Heating in the offices is by means of gas fired boiler with wall mounted radiators.

BER

BER: D2

BER Number: 800727711



Showroom

FURTHER INFORMATION / VIEWING

For further information or to arrange a viewing contact:

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Viewings are strictly by prior appointment with sole agents Lisney.



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