

TO LET

Unit R

North Ring Business Park, Santry, Dublin 9

Modern High-Quality Detached Warehouse with Offices.
Approx 2,783 sq.m. (29,957 sq.ft.)

- Located in an established business park with profile onto the M50 motorway.
- Generous secure yard area and ample car parking.
- Only minutes from Dublin City Centre, Dublin Airport and the Port Tunnel.



Lambert
Smith
Hampton

01 673 1400

BER C1

ROHAN 

01 6624455

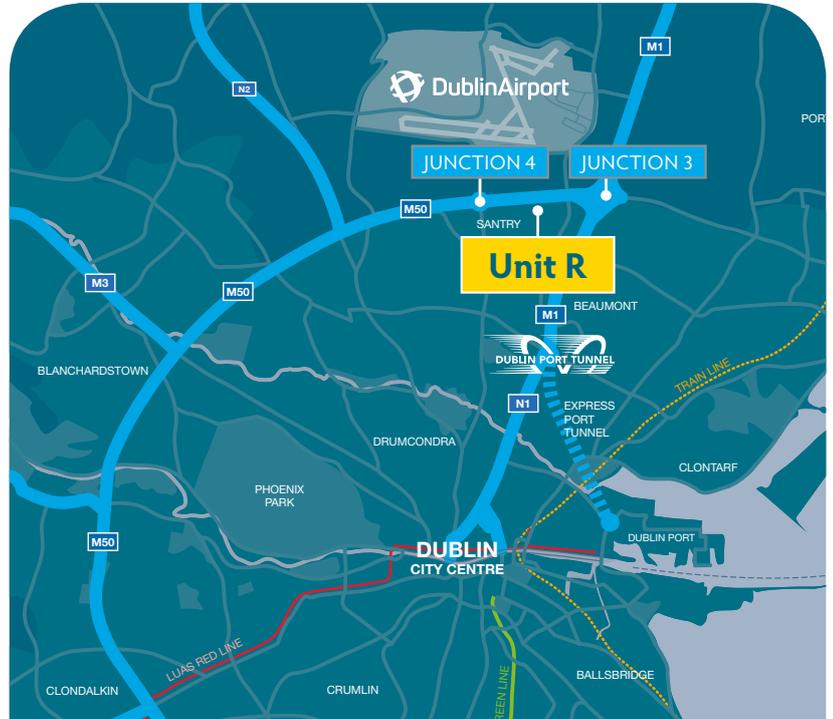
www.rohanholdings.ie

TO LET

Location

North Ring Business Park...

- overlooks the M50 Motorway.
- is 3 minutes from Dublin Airport.
- is 5 minutes from the M1/M50 interchange.
- is 10 minutes from the Port Tunnel.
- is 15 minutes from Dublin City Centre.
- is a well-established estate and is actively managed by Rohan Estate Management to the highest standard.
- is served by numerous bus routes with stops located at the Swords Road entrance, connecting the Park to all parts of the City and the greater Dublin area.
- is close to excellent amenities with shops, restaurants and hotels all available in nearby Santry Demesne and Omni Shopping Centre.



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North Ring Business Park, Santry, Dublin 9

Accommodation

Specifications/Features:

General:

- 8.6m clear internal height 10.5m clear internal height at ridge.
- 2 dock levellers with tailgate loading.
- 2 automated insulated sectional doors each measuring 4m wide x 5.7m high.
- 53 car parking spaces.
- Extensive secure service yard.
- 2.4m high block wall inside external cladding.
- Min. 50Kn/sq.m.(1,000lbs/Sq.ft.) floor loading.
- Twin tube batten type fluorescent lighting.
- Electrical distribution centre designed for 3 phase electrical supply and CT Metering.
- Twin skin insulated metal deck roof incorporating approx. 10% translucent roof lights.

Offices:

- Open plan offices suitable for partitioning.
- Perimeter trunking with power cabling.
- Double glazed alu-framed windows and doors.
- Fully fitted toilet facilities on both floors and canteen.
- Gas heating throughout.
- Suspended ceilings with recessed lighting.
- Intruder alarm.
- Fully bonded heavy contact carpet to offices, reception and main stairs.

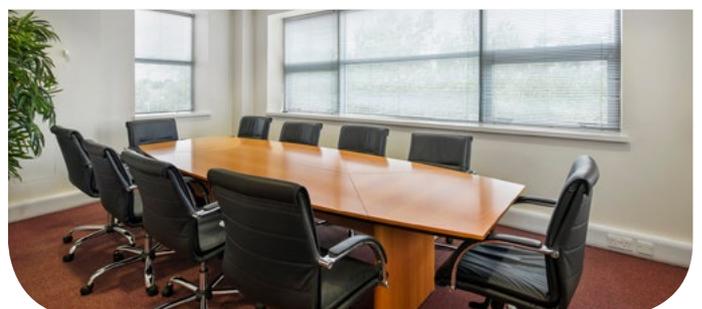
Accommodation Schedule:

Approximate Gross External Floor Areas:

Existing	sq m	sq ft
Warehouse	2,038	21,937
Two Storey Offices*	745	8,020
Total	2,783	29,957

*Revised layout options to suit occupiers requirements

Option A	sq m	sq ft	Option B	sq m	sq ft	Option C	sq m	sq ft
Warehouse	2,310	24,865	Warehouse	2,170	23,358	Warehouse	2,170	23,358
Offices	473	5,091	Offices	612	6,588	Offices	480	5,167
Total	2,783	29,956	Total	2,782	29,946	Total	2,650	28,525



Unit R

North Ring Business Park, Santry, Dublin 9

Modern Detached Warehouse with Offices and M50 Profile.
Approx. 2,783 sq.m. (29,957 sq.ft.)



Join leading
occupiers
including...



HÄFELE

DSV

Dialogic



Terms: Available upon request
BER: C1. 307.31kWh/m²/yr
BER No.: 800207805
Rates: Commercial Rates payable to Fingal County Council
Other Outgoings: Available upon request

BER C1

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