

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.



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[www.rohanholdings.ie](http://www.rohanholdings.ie)



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## 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:

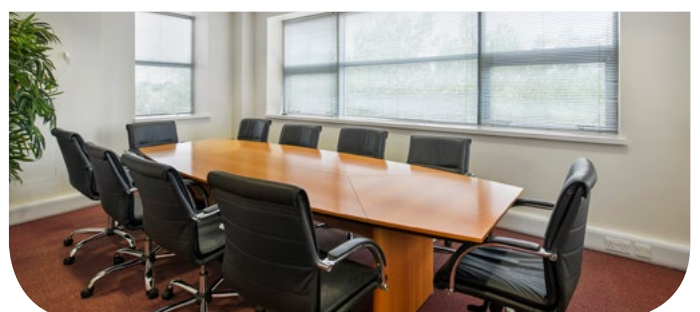
Existing	sq m	sq ft
Warehouse	2,038	21,937
Two Storey Offices*	745	8,020
<b>Total</b>	<b>2,783</b>	<b>29,957</b>

\*Revised layout options to suit occupiers requirements

Option A	sq m	sq ft
Warehouse	2,310	24,865
Offices	473	5,091
<b>Total</b>	<b>2,783</b>	<b>29,956</b>

Option B	sq m	sq ft
Warehouse	2,170	23,358
Offices	612	6,588
<b>Total</b>	<b>2,782</b>	<b>29,946</b>

Option C	sq m	sq ft
Warehouse	2,170	23,358
Offices	480	5,167
<b>Total</b>	<b>2,650</b>	<b>28,525</b>





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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...



H&A FELE

DSV

Dialogic



**Terms:** Available upon request  
**BER:** C1. 307.31kWh/m<sup>2</sup>/yr  
**BER No.:** 800207805  
**Rates:** Commercial Rates payable to Fingal County Council  
**Other Outgoings:** Available upon request

**BER C1**

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