

**For Sale**

# Unit E7 North City Business Park

Finglas | Dublin 11 | D11 K22D

savills

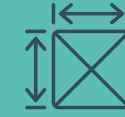


BER C3

Semi-detached warehouse facility totalling approx. 1,028 sq. m. (11,065 sq. ft.)  
in one of Dublin's most accessible and commercial locations

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High-quality semi-detached warehouse extending to approx. 1,028 sq. m (11,065 sq. ft). with a clear internal height of approx. 10m.



Benefits from 1 no. dock leveller with tailgate loading and 1 no. ground level roller shutter door opening onto a 34m deep yard.



Secure park with immediate access to the M50 / N2 interchange (Junction 5).



Within close proximity to Dublin Airport and Port Tunnel.

## Location

North City Business Park is a prime industrial estate fronting the M50 motorway in one of Dublin's most accessible and commercial locations. The park benefits from instant access to Junction 5 on the M50 and rapid motorway access to Dublin Airport, the Port Tunnel and all of the main arterial routes to and from Dublin.



## Description

### Warehouse:

- Metal frame construction.
- Insulated metal deck roof incorporating translucent panels.
- Motion sensor LED lighting.
- Radiant tube heating system.
- 1 no. dock leveller with tailgate loading and 1 no. ground level roller shutter door.
- Clear internal height of approx. 10m.
- Generous yard depth of 34m providing an additional 18 car parking spaces to the rear of the building.
- Additional non-structural mezzanine to part of the warehouse totalling 641.96 sq. m. (6,910 sq. ft.) across 3 floors (can be removed if required).

### Offices:

- Two storey offices located to the front of the unit.
- 13 car parking spaces to the front of the building.
- Painted and plastered walls.
- Suspended ceilings with motion sensor LED lighting.
- Air handling units and electric smart heaters.
- Toilet facilities & tea stations.

### Schedule of Accommodation

Accommodation	Sq. M.	Sq. Ft.
Warehouse	785	8,450
Offices	243	2,615
<b>Total</b>	<b>1,028</b>	<b>11,065</b>
Mezzanine	641.96	6,910

Intending purchasers must satisfy themselves as to the accuracy of the measurements and information provided above.

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## Further Information

### Inspections

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

### BER

C3

### Price

On Application.

### Service Charge

The Service Charge payable for 2024 is €9,320.

## Contacts

For further information or to arrange a viewing please contact:

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### PROPERTY MISREPRESENTATION ACT

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