

INDUSTRIAL  
**TO LET**

Refurbished Industrial  
Facility

# Blackwater Road

Dublin Industrial Estate,  
Glasnevin, Dublin 11



Boundary is indicative & for information purposes only

BER D1

savills



## HIGHLIGHTS

- Detached refurbished industrial facility of approx. 2,374 sq. m., including approx. 234 sq. m. of modern two-storey offices
- Situated within one of Dublin's most well established business parks
- Only 8 mins drive to Junction 5 M50 (Finglas)
- Superb location only minutes from Dublin Airport, Dublin city centre and close to all major transport links including the M50 and M1 motorways

## LOCATION

The property is located on Blackwater Road within Dublin Industrial Estate, strategically located approx. 6 kms from Dublin City Centre and approx. 4 kms from the M50/N2 motorway junction, allowing rapid motorway access to all the main arterial routes leading to and from Dublin City, to Dublin Airport and the Port Tunnel.



APPROX.  
2,374 SQ. M

including approx. 234  
sq. m. of modern two-  
storey offices



6 KM FROM  
DUBLIN CITY  
CENTRE

and approx. 4 kms  
from the M50/N2  
motorway junction



AIRPORT

Approx. 20 minutes  
drive time from Dublin  
Airport

## DESCRIPTION

### WAREHOUSE

- Steel frame construction
- Full height concrete block walls to part with concrete block walls with insulated cladding above to part
- 3 no. ground level roller shutter doors
- 1 no. sliding steel door
- Approx. 5.5 - 7.5 metre clear internal height
- Insulated metal deck roof with translucent panels to part, with asbestos roof to part of high bay section
- High bay sodium lighting
- Sealed concrete floor

### OFFICES

- Mixture of open plan and partitioned offices
- Painted and plastered ceilings
- Wall mounted sockets
- Mixture of carpeted and tiled floors
- Double glazed PVC windows
- Electric storage heating
- Reception
- Kitchenette
- Toilets

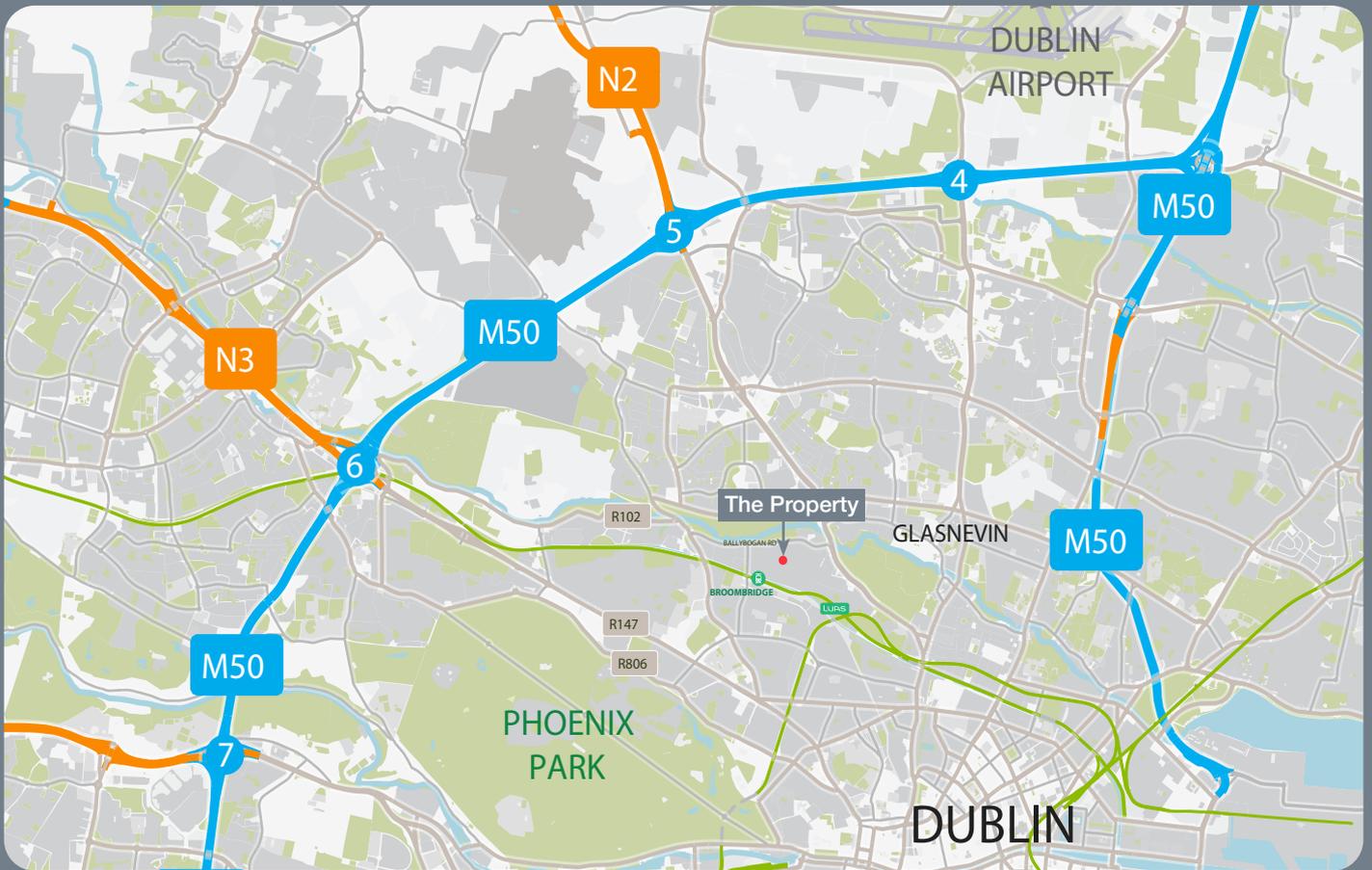


## Schedule of Accommodation

Approx. gross external floor areas

Accommodation	Sq. m.
Warehouse	2,140
Two-storey offices	234
<b>Total</b>	<b>2,374</b>

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 €62,800.  
The rates payable for 2020 to Dublin City Council are €16,830.40.

## INSPECTIONS

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

**For further information or to arrange a viewing please contact:**

### Stephen Mellon

Senior Surveyor  
00 353 1 618 1366  
stephen.mellon@savills.ie

### Gregor Potterton

Surveyor  
+ 353 1 618 1724  
gregor.potterton@savills.ie

### SAVILLS

+353 1 618 1300  
www.savills.ie  
Licence no. 002233

## RENT

On application

## BER

BER Rating: D1 **BER D1**  
BER No. 800245128  
Energy Performance Indicator: 1048.06 kWh/m<sup>2</sup>/yr

Savills Ireland and the Vendor/Lessor give notice 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.

savills