

INDUSTRIAL TO LET

Refurbished Industrial
Facility

Blackwater Road

Dublin Industrial Estate,
Glasnevin, Dublin 11



Boundary is indicative & for information purposes only

BER D1

savills

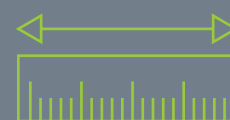


HIGHLIGHTS

- 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
- Mixure of carpeted and tiled floors
- Double glazed PVC windows
- Electric storage heating
- Reception
- Kitchenette
- Toilets

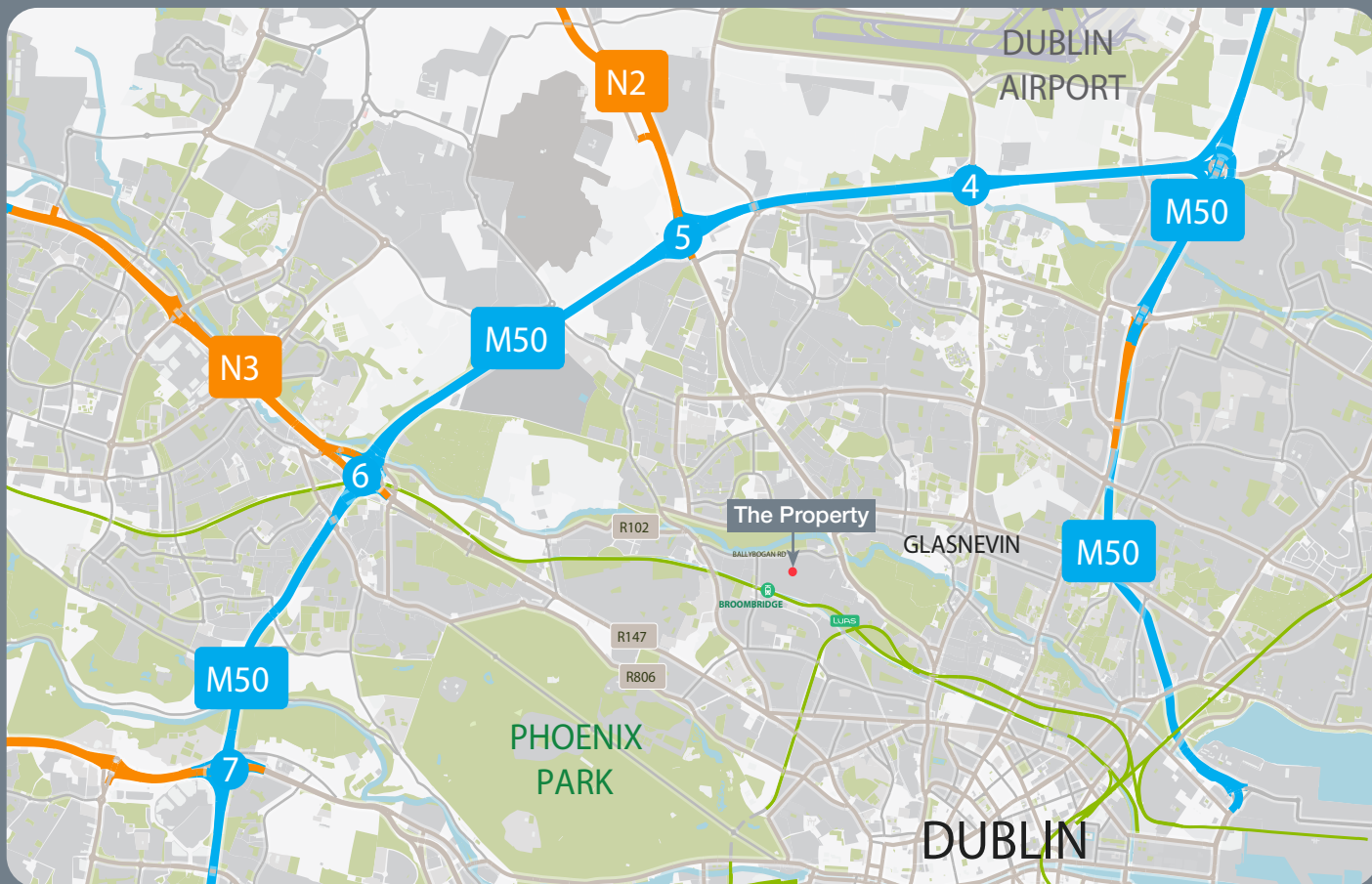


Schedule of Accommodation

Approx. gross external floor areas

Accommodation	Sq. m.
Warehouse	2,140
Two-storey offices	234
Total	2,374

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.

RENT

On application

BER

BER Rating: D1 **BER D1**

BER No. 800245128

Energy Performance Indicator: 1048.06 kWh/m²/yr

For further information or to arrange a viewing please contact:

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