

TO LET

UNIT 7
**NORTH
— PARK —**

NORTH ROAD • DUBLIN 11



Modern, high profile, corner warehouse unit
extending to approx. **1,204 sq m (12,960 sq ft)**

TARGETED





The Property



Semi-detached industrial unit extending to approx. 1,204 sq m (12,960 sq ft).



Clear internal height of approx. 12m with loading access via one automatic roller shutter door and one dock leveller.



Comprehensive refurbishment due to be completed in Q2 2025.



Office specification to include shower facilities, dedicated kitchenette and breakout areas.

Location

The subject property is situated within North Park, a modern and secure business campus. This location benefits from direct access to the M50 via the North Road at Junction 5 (N2/M50). This bustling, high profile location provides immediate access to Dublin Airport, Dublin City Centre, the Port Tunnel, the M1 Motorway and all major arterial roads via the M50 Motorway.



DRIVE TIMES

2
MINS

M50
0.4 km

11
MINS

Dublin Airport
7.6 km via Old Airport Road

10
MINS

M1
7 km

16
MINS

Dublin Port
14.3 km

10
MINS

Port Tunnel
8.7 km

22
MINS

City Centre
9.2 km



Property Description

Warehouse

- > Semi-detached industrial unit
- > Steel portal frame construction with an insulated metal deck roof (incorporating translucent panels)
- > Loading via 1x automatic roller shutter door and 1x dock leveller
- > Clear internal height approx. 12 metres

Offices

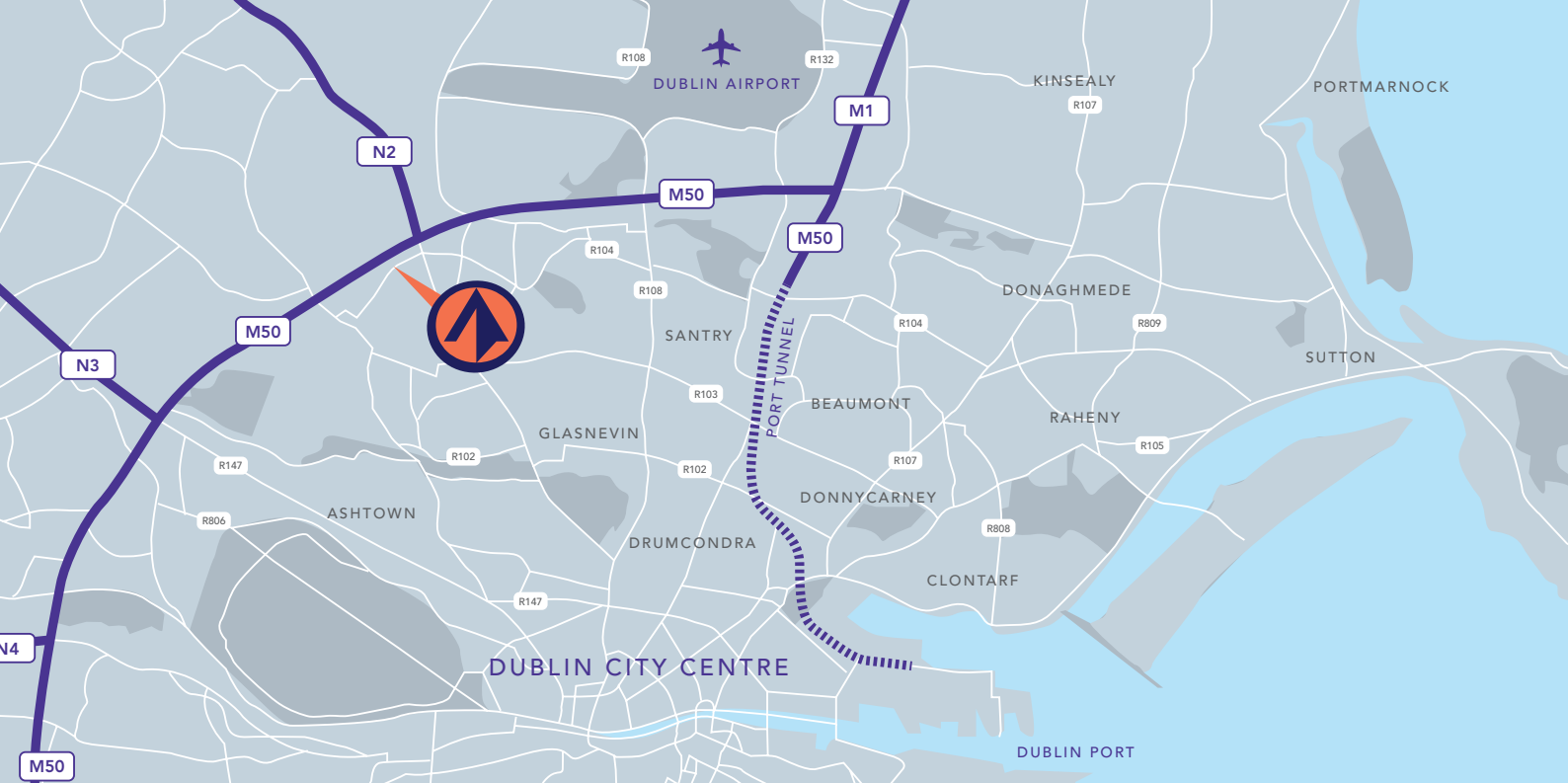
- > 3 storey office accommodation located to the front elevation with various staff amenities to include shower and kitchenette/breakout area
- > Painted and plastered walls
- > Suspended ceilings with recessed LED lighting
- > Carpeted and vinyl flooring
- > New VRF heating system
- > Extensive refurbishment due for completion Q2 2025 (Details available on request)

Schedule of Accommodation

Accommodation	Size Sq M	Size Sq Ft
Warehouse	815	8,773
3 Storey Offices	389	4,187
Total	1,204	12,960

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





Local Occupiers include:



Inspections

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

Rates

The rateable valuation of the property is €115,400. The rates payable for 2025 are €20,725.84

Service Charge

Available on request

BER

TARGETED



Rent

On Application

For further information or to arrange a viewing please contact:



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