

For Sale / To Let

Units 32 - 34, Finglas Business Centre,
Jamestown Road, Finglas, Dublin 11



- Modern industrial facility of approx. 1,244 sq. m., including approx. 105 sq. m. of two-storey offices
- Approx. 8 kms from Dublin City Centre and approx. 2 kms from the M50/N2 Junction (Junction 5)





Location

The property is located within Finglas Business Centre on Jamestown Road, approx. 1.5kms from Finglas village and approx. 8kms north of Dublin City Centre. Finglas Business Centre is strategically located approx. 2kms southeast of the North Road (N2)/M50 motorway junction (J5) which provides rapid motorway access to Dublin Airport, the Port Tunnel and all of the main arterial routes from the city.

Description

Warehouse

- Concrete frame construction
- Full height concrete block walls
- 3 ground level roller shutter doors
- Approx. 7.2m clear internal height
- Insulated metal deck roof with translucent panels
- High bay sodium lighting
- Sealed concrete floor
- 5-tonne overhead crane

Office

- Partitioned offices
- Suspended ceilings with recessed fluorescent lighting
- Wall mounted sockets
- Carpeted floors throughout
- Double glazed PVC framed windows
- Electric storage heating
- Kitchenette
- Toilets

Schedule of Accommodation

Approx. gross external floor areas

Accommodation	Sq. m.
Office	105
Warehouse	1,139
Total	1,244

All intending purchasers 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.

Service Charge

The service charge budget for 2019 is €5,129.78 inclusive of VAT.

Rates

The rateable valuation of the property is €60,200. The rates payable for 2019 are €15,712.20.

Inspections

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

Price

On application

BER

BER Rating: G
BER No. 800676074
EPI: 378.5 kgCO₂ /m²/yr 3.82

Further Information
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