



To Let

BER B2

Units 3 & 4 Turvey Business Park, Donabate, Co Dublin

- 4,840 Sq Ft (Unit 3) and 4,794 Sq Ft (Unit 4)
- Two modern specification units in a highly accessible location
- Approximately 5.5 m eaves
- Located off the R132 which provides excellent links to the M1, Dublin Airport and The Port Tunnel
- Loading facilities include 1 roller shutter door in each unit



01 6731600

jll.ie

FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

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SERVICES

Capital Markets | Advisory | Office Agency | Retail Agency | Industrial Agency | Project Management | Property Management | Occupier Services | Research & Consultancy

LOCATION

- Turvey Business Park is located just off the R132 (Dublin to Dundalk Road) situated approximately 2km from Interchange 4 on the M1 motorway
- Adjoining occupiers including John Deere, Heat Merchants and Fingal Garden Centre

DESCRIPTION

- Turvey Business Park comprises 6 industrial units of relatively modern construction
- The properties are of steel frame construction with a solid concrete warehouse floor
- The properties accommodate a metal deck roof with lighting provided by way of perspex roof lights and suspended sodium lights
- Unit 3 benefits from a gated storage area and additional yard space may be available
- Eaves height 5.5 metres

ACCOMMODATION

The approximate gross external floor area of the property is as follows:

UNIT 3	SQ FT
Warehouse	4,374
Trade Counter	316
Toilets/ Staff Area	150
Total	4,840

UNIT 4	SQ FT
Warehouse	4,794

All intending tenants are specifically advised to verify the floor areas and undertake their own due diligence

SERVICES

- All mains services available

BUILDING ENERGY RATING

- BER: B2
- BER No. 80224263
- EPI: 129.33 kWh/m²/yr

TERMS

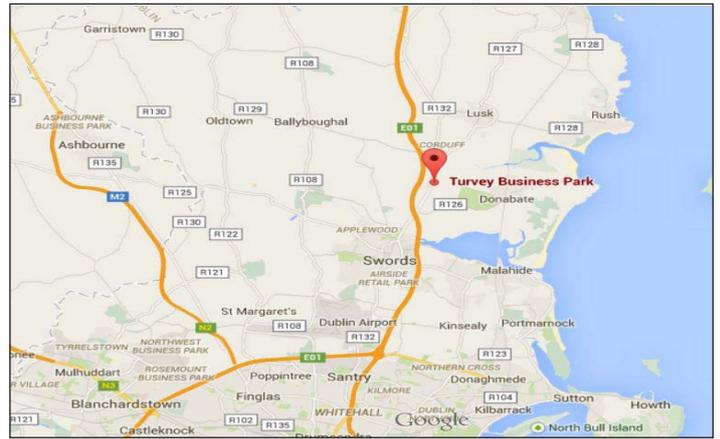
Available to Let under flexible new lease terms

ZONING

General Employment under the Fingal County Council Development Plan 2011 - 2017

RENT

On application



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