

TO LET



# Unit D18, The Enterprise Centre North City Business Park, Finglas, Dublin 7.

Superb modern business unit of approximately 204 sq m (2,196 sq ft)



For identification purposes only.



Similar Unit



Similar Unit

- Located at the N2/M50 junction, with easy access to Dublin City Centre
- Only minutes from the M50 motorway, Dublin Airport and the Port Tunnel



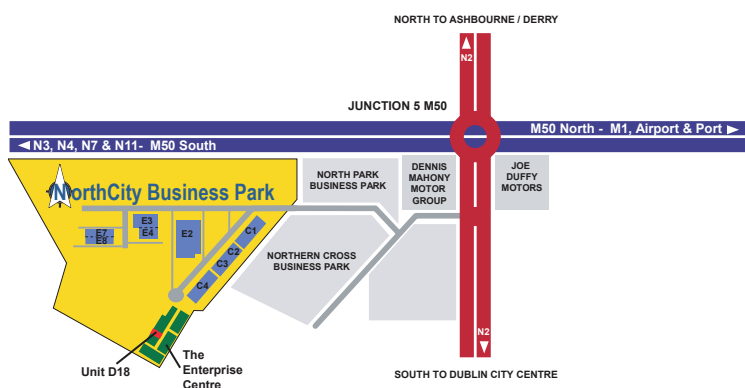


# Unit D18, The Enterprise Centre North City Business Park, Finglas, Dublin 7.



## Location

The property is located within North City Business Park, a high quality development fronting the M50 motorway in one of Dublin's most accessible and dynamic commercial locations. North City Business Park is strategically located at Junction 5 M50 where it intersects with the North Road/N2. It has immediate access to the M50 Motorway, which provides rapid motorway access to all of the main arterial routes and to the city centre, the Port Tunnel and Dublin Airport.



## The Property

The property comprises a modern mid-terraced business unit containing high-quality office and warehouse accommodation. The property has the benefit of 3 designated car spaces.

### Approx. gross external floor areas:

Warehouse	117 sq m
Offices	87 sq m
Total	204 sq m

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

## Warehouse

- Steel-frame construction
- Insulated metal deck roof incorporating translucent panels
- Sealed concrete floor
- Automated ground-level roller shutter door
- Clear internal height approximately 7.6 m
- Fluorescent strip lighting

## Offices

- Suspended ceilings with recessed fluorescent lighting
- Painted and plastered walls
- Open plan office layout
- Carpeted throughout
- Perimeter trunking
- Electric storage heating

### Services

We understand that all mains services including three-phase power are provided and connected to the property.

### Terms

New long term lease.

### BER

BER Rating: E2

BER Number: 800542797

EPI: 866.6 kWh/m.<sup>2</sup>/yr

### Rates

The rateable valuation of the property is €21,300

The rates payable for 2017 are €3,067.20

### Service Charge

The service charge budget for 2017 is €877

### Rent

On application.



33 Molesworth Street,  
Dublin 2,  
Ireland.  
Tel: +353 (0)1 618 1300  
E-mail: info@savills.ie  
www.savills.ie  
PSRA Licence No. 002223



4<sup>th</sup> Floor, Block 2,  
Harcourt Centre, Harcourt Street,  
Dublin 2, Ireland.  
Tel: +353 (0)1 662 4455  
E-mail: info@rohanholdings.ie  
www.rohanholdings.ie  
PSRA Licence No. 003550