

TO LET

43 NORTH PARK

North Road, Dublin 11

Key Benefits

- High profile modern business unit suitable for a variety of uses.
- Extensive mezzanine and goods lift
- Quality fit-out throughout
- Located adjacent to Junction 5 of M50 with direct access to M50 / N2.
- 8Km from Dublin City Centre and 9KM from Dublin Airport

Location

- The property is situated within North Park, a secure quality business campus, which is located on the North Road N2/M50 Junction (Junction 5).
- The location provides easy access to the M50 (500 metres), Dublin Airport (9Km), Dublin City Centre (8Km), the Dublin Port Tunnel and all aerial routes.
- Other Occupiers within North Park Include, Audi North Dublin, U-Store It, Cyclone Couriers and Volkswagen

Key Travel Times

M50 / N2	➡	3 minutes
Dublin Port Tunnel	➡	8 minutes
Dublin Airport	➡	14 minutes
Dublin City Centre	➡	20 minutes

Contact

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Schedule of Accommodation

The accommodation and approximate gross external floor areas are as follows:

Description	Sq. Ft.	Sq. M.
Warehouse	403	4,338
Ground Floor Offices	71	764
First Floor Offices	109	1,173
Total	583	6,275
Mezzanine	281	3,023



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Description

- High profile property in a strategic location extending to 583 sq. m (6,275 sq. ft.).
- High quality mezzanine extending to 281 sq. m (3,023 sq. ft.)
- Double skin insulated metal deck roof, incorporating 10% Perspex roof lights.
- Loading access is via a full height electrically operated up and over insulated door.
- 8 metre clear internal height with 3.5 metres to underside of the Mezzanine
- Quality halogen lighting provided in the Warehouse and strip lighting on the underside of the mezzanine.
- Warehouse/Mezzanine benefits from custom fitted mezzanine goods lift.
- Open plan office accommodation finished to a high quality specification located to the front elevation with plastered and painted walls, suspended ceilings, recessed box lighting, gas fired central heating and perimeter trunking. First Floor offices also provide meeting rooms, tea station and toilets.
- Ample parking provided in the estate with 5 dedicated car parking spaces to the front of the property.



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Rent/Rates

On application.

Lease Terms

The unit is available to let immediately.

Services

All mains services are available and connected to the property including gas fired central heating.

Viewing

Strictly by appointment with the sole letting agent CBRE.

BER Certificate

BER Rating: C1

BER Number: 800538050

Energy Performance Indicator: 207.72 kgCO₂/m²/yr 1.14



