



# To Let

## Mid Terrace Own Door Warehouse Unit 3,036 Sq Ft (approx.)

- Pivotal location close to the City Centre and Port Tunnel
- Modern specification fit out throughout
- Benefits from 24 hour security
- The Luas and bus stop is within 300 metres of the park entrance

**Unit C114**  
**Castleforbes Business Park**  
**Dublin 1**  
**D01 E6P6**



**Ronan McNamara**  
01 673 1600  
[ronan.mcnamara@eu.jll.com](mailto:ronan.mcnamara@eu.jll.com)

**Woody O'Neill**  
01 673 1600  
[ronan.mcnamara@eu.jll.com](mailto:ronan.mcnamara@eu.jll.com)  
[jll.ie](http://jll.ie)

#### DISCLAIMER

The particulars and information contained in this brochure are issued by Jones Lang LaSalle on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information they do not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The particulars and information are given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the particulars and information given. None of Jones Lang LaSalle, its employees, agents or affiliate companies, makes any warranty or representations whether express or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser/tenant or any third party arising out of the particulars or information. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any applicable taxes or VAT arising out of the transaction.

PSP Licence No: 002273





## Location

- Castleforbes Business Park is located on Sherriff St. Upper, less than 2km (or 5 minutes' drive) from Dublin City Centre
- The park is in close proximity to Dublin Port, Eastlink Bridge, The Luas, The Three Arena, Connolly Station, The IFSC and the Port Tunnel which in turn gives access to the M1 and all arterial routes around the city

## Description

- Steel frame construction with block infill walls to full height
- Insulated twin skin roof with approximately 10% Perspex roof lights
- One grade level loading door and a clear height of approximately 5.697m
- 3 phase power available

## Accommodation

	SQ FT
Warehouse	2,592
Staff Facilities	444
<b>Total</b>	<b>3,036</b>
Mezzanine	1,365

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

## Building Energy Rating

BER: D2  
 BER No: 800268260  
 EPI: 354.79 kWh/m<sup>2</sup>/yr

## Terms

- Flexible short term lease
- Rent on application

