



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



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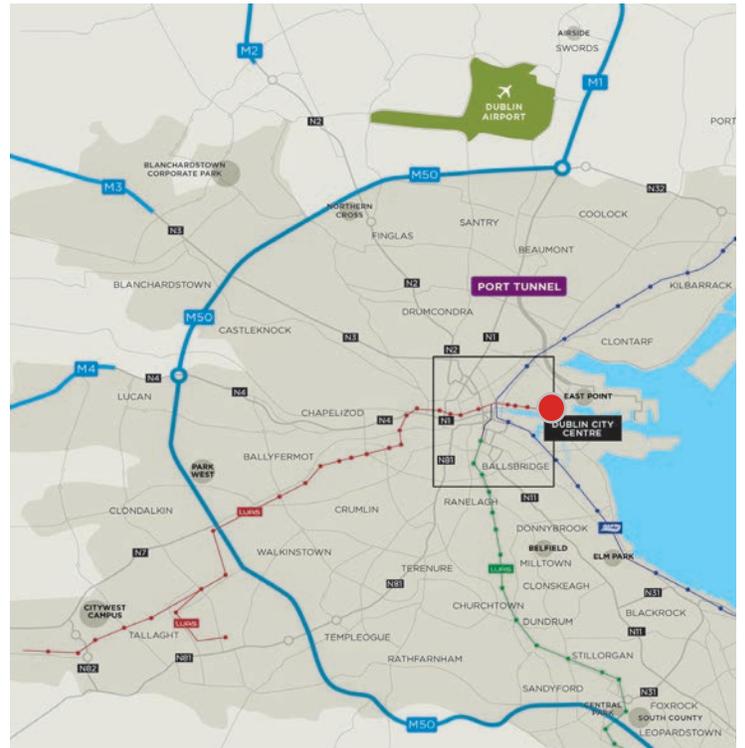
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PSP Licence No: 002273





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
Total	3,036
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/m²/yr

Terms

- Flexible short term lease
- Rent on application

