

To Let

Warehouse Facility, McKee Avenue, Finglas, Dublin 11



- High profile, detached warehouse facility of approx. 1,544 sq m with large yard on approx. 0.34 hectares
- Approx. 8 km from Dublin City Centre and approx. 1 km from Junction 5 on the M50

BER D2



Location

- The property is located approx. 8 km from Dublin City Centre and approx. 1 km from Junction 5 on the M50 which provides rapid motorway access to all of the main arterial routes leading to Dublin, to Dublin Airport and the Dublin Port Tunnel.
- Occupiers in the locality include Aldi, Lidl, Manhattan Peanuts and Atlas Autoservice & Tyres.

Description

Warehouse

- High profile detached industrial unit with offices
- Twin span warehouse of concrete frame construction
- Insulated asbestos roof
- Full height concrete block walls
- Painted concrete floor
- Clear internal height approx. 4.6 metres
- Two automated ground level roller shutter doors
- Fluorescent strip lighting
- Toilets

Offices

- Painted and plastered ceilings with fluorescent strip lighting & spot lights
- Partitioned offices with painted and plastered walls
- Carpeted, tiled & laminated flooring
- Wall mounted sockets
- Single glazed aluminium windows
- Gas fired central heating
- Reception area
- Toilets
- Canteen

Accommodation

Approx. gross external floor areas

Accommodation	Sq. m.
Offices	318
Warehouse	1,226
Total	1,544
Mezzanine	18

The property has the benefit of a large yard. The site area is approx. 0.34 hectares. Intending tenants must satisfy themselves as to the accuracy of the measurements provided above.

Services

We understand that all mains services including 3 phase power are provided and connected to the property.

Rates

The rateable valuation of the property is €55,400. The rates payable for 2018 are €14,293.20.

Inspections

All inspections are strictly by appointment through Savills.

Rent

On application

BER

BER Rating: D2
BER No: 800631038
Energy Performance Indicator: 533.54 kWh/m²/yr1.97

Further Information

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