

INDUSTRIAL & LOGISTICS

TO LET

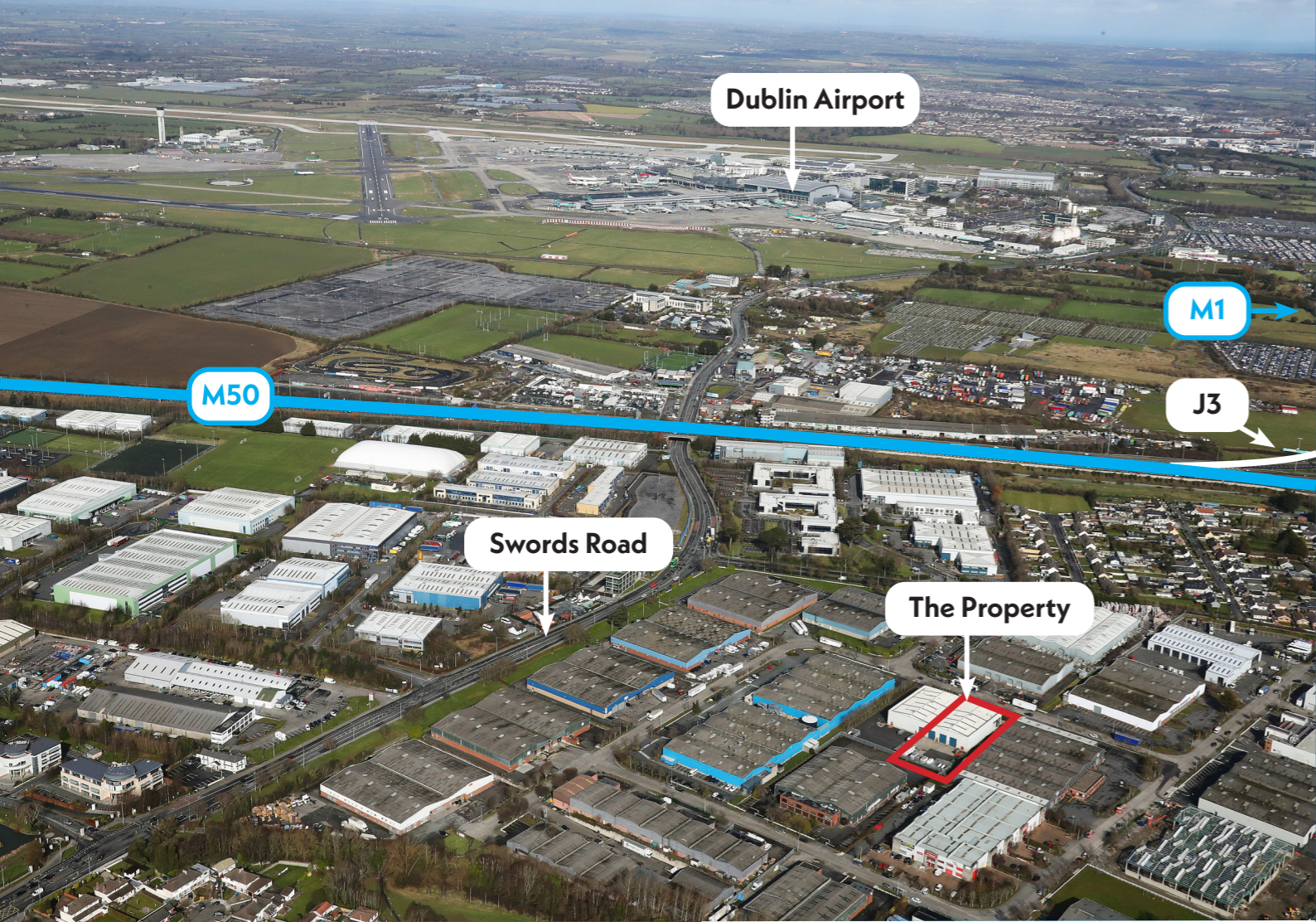
UNIT

53

Dakota Avenue
Airways Industrial Estate
Dublin 17, D17 PH39



Semi-detached Industrial facility with two storey offices totalling approx. 1,244 sq. m. (13,390 sq. ft.)



Property Description

Unit 53 Dakota Avenue, Airways Industrial Estate comprises of a semi-detached warehouse facility with two storey office accommodation. The property is of steel portal frame construction, with a twin skin insulated metal deck roof. Loading access is via three automated roller shutter doors to the rear of the property, accessed through a shared yard. The clear internal height is approx. 5.5m and the property has the benefit of car parking to the front and rear of the property.

Offices

- > Double height glazed reception
- > Open plan office accommodation on ground floor and first floor
- > Suspended ceilings with recessed lighting
- > Double glazed windows
- > WC facilities on ground and first floor
- > Gas fired radiators

Schedule of Accommodation

Approx. gross external floor areas

Accommodation	Sq. M.	Sq. Ft.
Warehouse	821	8,837
Two Storey Offices (Mezzanine)	423 (84)	4,553 (904)
Total	1,244	13,390

Intending tenants must satisfy themselves as to the accuracy of the measurements and information provided above

Warehouse

- > Steel portal frame construction
- > Sealed concrete floor
- > Total of 3 no. automated grade level roller shutter doors
- > Clear internal height of approx. 5.5 meters
- > Twin skin metal deck roof incorporating translucent panels



Semi-detached Industrial facility with two storey offices totalling approx. 1,244 sq. m. (13,390 sq. ft.)



Clear internal height of approx. 5.5 meters with 3 no. ground level roller shutter doors



Within close proximity to Dublin Airport and the M1/M50 interchange

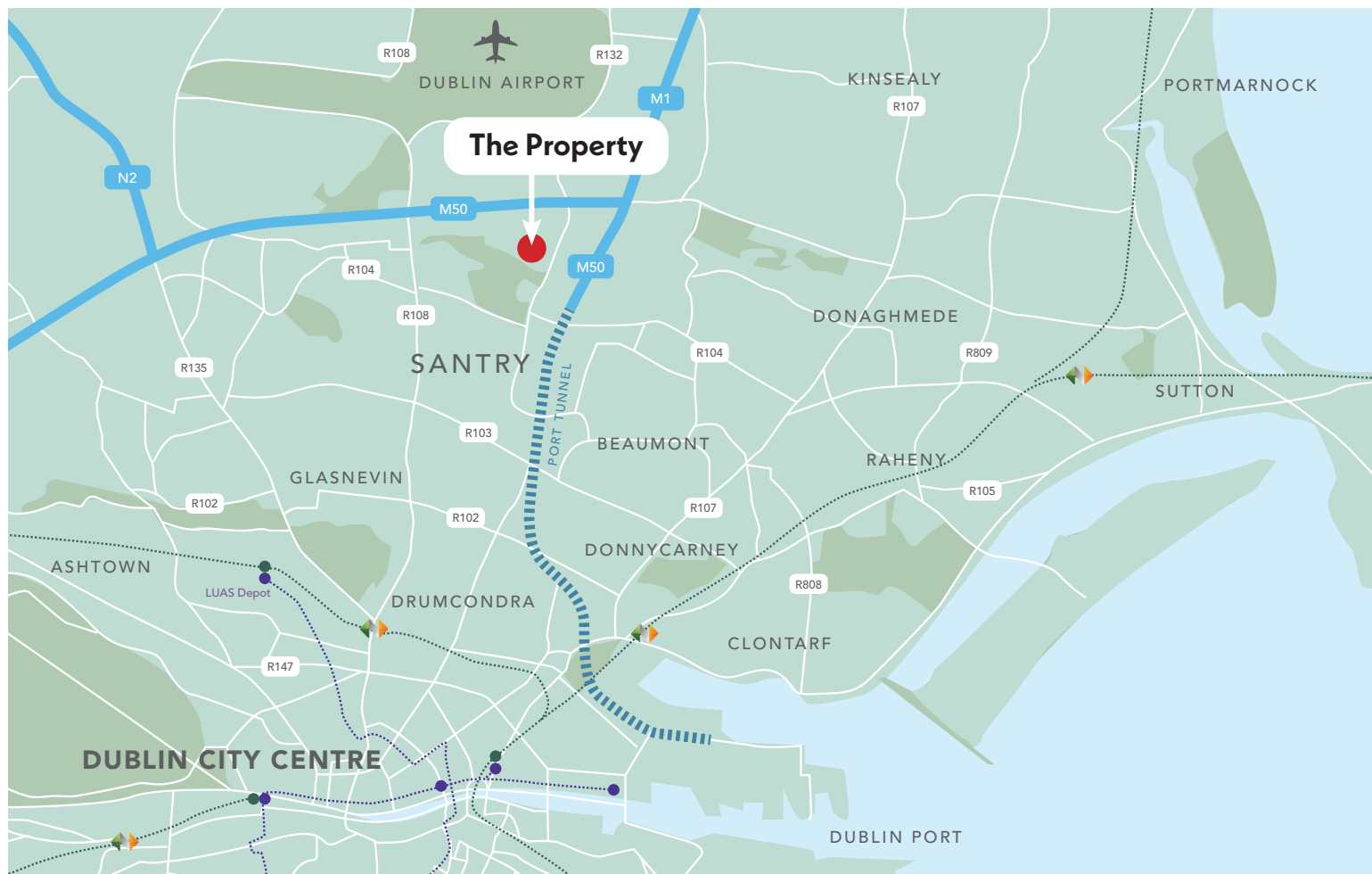
Location

Airways Industrial Estate is located inside the M50 and is accessed off the Swords Road. The park is just minutes from Dublin Airport, the Dublin Port Tunnel, the M1/M50 interchange (J3) which provides access to all arterial routes to and from Dublin.



Occupiers In The Area





Inspections:

All inspections are strictly by appointment through the sole letting agent, Savills.

BER



Rates

The rateable valuation is €83,200. The rates payable for 2023 are €14,942.72

Rent

On Application

Letting Agents



33 Molesworth Street,
Dublin 2

PSRA Licence: 002233
savills.ie

For further information or to
arrange a viewing please contact:

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