

## To Let

(by Assignment/Sub - lease)

Unit K, North Ring Business Park, Santry, Dublin 9



- High-profile HQ logistics facility of approx. 3,301 sq m including approx. 406 sq m of office accommodation
- Temperature controlled pharma chamber to part of warehouse
- Excellent loading provisions via 4 dock levellers and 2 ground level roller shutter doors
- Superb profile onto the Old Swords Road (R132), within 2kms of Dublin airport and approx. 2.8 km from J3 on the M50



## Location

The property is situated in a high-profile position at the entrance to North Ring Business Park fronting the Old Swords Road (R132). The park is approx. 1.8kms from the M50, 2.8kms from the M1/M50 interchange and approx. 2kms from Dublin Airport. The Dublin Port Tunnel is approx. 7kms from North Ring Business Park, which provides access to Dublin Port and the Eastlink Toll Bridge.

## Description

### Warehouse

- Metal frame construction
- Insulated metal deck roof with translucent panels
- Concrete block walls to a height of 2m with insulated cladding above
- Sealed concrete floor
- Clear internal height of approx. 8.2 m
- 4 automated dock levellers plus 2 ground level roller shutter doors
- High bay sodium lighting
- Two-storey timber floor mezzanine
- Approximately 50% of the warehouse accommodation incorporates a temperature controlled pharma chamber

### Offices

- Suspended ceilings incorporating recessed fluorescent lighting
- Painted and plastered walls
- Gas fired central heating
- Perimeter trunking
- Carpeted floors
- Double glazed aluminium framed windows
- Toilets
- Canteen

## Accommodation

Accommodation	Sq. m.
Offices	406
Warehouse	2,895
<b>Total</b>	<b>3,301</b>
Two-storey timber floor Mezzanine	589

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 €379,000. The rates payable for 2016 are €54,576.

## Service Charge

The service charge budget for 2016 is €17,323.32 inclusive of VAT.

## Inspections

All inspections are strictly by appointment through Savills.

## Rent

On application

## BER

BER E2  
BER Number  
800516841  
Energy Performance Indicator  
121.13 kgCO<sub>2</sub> /m<sup>2</sup>/yr 2.3

## Further Information

Industrial Department  
Savills  
33 Molesworth Street  
Dublin 2

savills.ie

Gavin Butler  
01 618 1340  
gavin.butler@savills.ie  
PSRA 002233-002934

Niall Woods  
01 618 1725  
niall.woods@savills.ie  
PSRA 002233-005752

Stephen Mellon  
01 618 1366  
stephen.mellon@savills.ie  
PSRA 002233-006202

Elaine Gordon  
01 618 1313  
elaine.gordon@savills.ie  
PSRA 002233-005472

Savills Ireland and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/Lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction. This brochure is issued by Savills Ireland on the understanding that any negotiations relating to the property are conducted through it. All maps produced by permission of the Ordnance Survey Ireland Licence No AU 001799 © Government of Ireland.

**savills**