

TO LET



Unit D19, The Enterprise Centre North City Business Park, Finglas, Dublin 7.

Superb modern business unit of approximately 204 sq m (2,196 sq ft)



For identification purposes only.



- Located at the N2/M50 junction, with easy access to Dublin City Centre
- Only minutes from the M50 motorway, Dublin Airport and the Port Tunnel

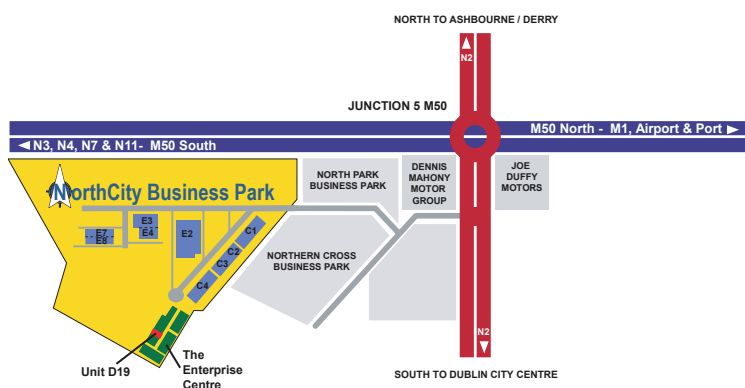


Unit D19, The Enterprise Centre North City Business Park, Finglas, Dublin 7.



Location

The property is located within North City Business Park, a high quality development fronting the M50 motorway in one of Dublin's most accessible and dynamic commercial locations. North City Business Park is strategically located at Junction 5 M50 where it intersects with the North Road/N2. It has immediate access to the M50 Motorway, which provides rapid motorway access to all of the main arterial routes and to the city centre, the Port Tunnel and Dublin Airport.



The Property

The property comprises a modern mid-terraced business unit containing high-quality office and warehouse accommodation. The property has the benefit of 3 designated car spaces.

Approx. gross external floor areas:

Warehouse	117 sq m
Offices	87 sq m
Total	204 sq m

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

Warehouse

- Steel-frame construction
- Insulated metal deck roof incorporating translucent panels
- Sealed concrete floor
- Automated ground-level roller shutter door
- Clear internal height approximately 7.6 m
- Fluorescent strip lighting

Offices

- Suspended ceilings with recessed fluorescent lighting
- Painted and plastered walls
- Open plan office layout
- Carpeted throughout
- Perimeter trunking
- Electric storage heating

Services

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

Terms

New long term lease.

BER

BER Rating: E1

BER Number: 800445793

EPI: 845.53 kWh/m²/yr

Rates

The rateable valuation of the property is €21,300

The rates payable for 2016 are €3,067.20

Service Charge

The service charge budget for 2016 is €881

Rent

On application.



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