

## For Sale / To Let

Unit 10 North Park, J5 M50, Finglas, Dublin 11

Superb High Profile, Semi-Detached Car Showroom Facility of Approx 3,510 sq m



BER C2

- Approx. 9 km from Dublin City Centre and approx. 0.5 km from the M50 (Junction 5)
- Excellent profile directly fronting the M50 with an estimated 139,839 vehicles passing the property every day
- Suitable for other uses, subject to planning permission



Showroom



First floor

## Location

Unit 10 North Park is located just off North Road, Finglas, fronting the M50 motorway. It is situated approx. 0.5 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, the Dublin Port Tunnel and the M1 motorway. Occupiers in the locality include Audi North Dublin, Denis Mahony Toyota & Lexus, U Store It, Awesome Walls and Fleetwood Paints. It is estimated that 139,839 vehicles pass the property on the M50 each day.

## Description

- Superb high profile, semi-detached car showroom facility
- Twin span metal frame construction
- Insulated metal deck roof incorporating translucent panels
- The property has undergone a recent electrical upgrade to energy efficient LED lighting throughout

## Showroom

- Suspended ceilings with spot lighting
- Painted & plastered walls
- Reception area
- Air-conditioning
- Part sealed concrete & part wooden flooring
- Car & passenger lifts
- Clear internal height approx. 6.2 metres
- Canteen
- Toilets
- Cat 5 cabling throughout ground floor showroom & workshop areas





### Workshop

- Partitioned offices to the rear
- Sealed concrete flooring
- Automated insulated loading door
- Painted concrete floors
- Air-conditioning
- LED lighting
- Toilets
- Piping in-situ for oil circulation and compressed air

### First Floor

- Painted concrete floor
- Clear internal height approx. 4.8 metres
- Can accommodate the display of approx. 70 vehicles internally
- LED strip lighting
- Concrete & cladded walls
- Toilets

### Accommodation

Approx. gross external floor areas

Accommodation	Sq. m.
Showroom & Workshop	1,755
First Floor Warehouse	1,755
<b>Total</b>	<b>3,510</b>

*Intending tenants must satisfy themselves as to the accuracy of the measurements provided above.*

The property has the benefit of a forecourt to the side of the building which, along with parking to the front of the unit provides parking for approx. 38 cars.

### Planning Permission

Planning permission has been granted for elevation changes to include glazing on two sides, revised cladding detail and a small internal mezzanine as a customer / office area.





## Zoning

The property is located in an area zoned GE - General Employment with the zoning objective to "provide opportunities for general enterprise and employment" in the Fingal Development Plan 2017-2023.

Uses permitted in principle under this zoning objective include:-

Builders Provider/Yard; Food, Drink and Flower Preparation/ Processing; Industry-General; Office Ancillary to Permitted Use; Research and Development; Road Transport Depot; Training Centre; Vehicle Sales Outlet-Large Vehicles; Waste Disposal and Recovery Facility (Excluding High Impact); Civic Waste Facility; Fuel Depot/Fuel Storage; Industry-Light; Open Space; Restaurant/Café (to serve the local working population only); Sustainable Energy Installation; Utility Installations; Vehicle Servicing/Maintenance Garage; Wholesale; Enterprise Centre; High Technology Manufacturing; Logistics; Petrol Station; Retail-Local<150 sqm nfa (to serve the local working population only); Telecommunications Structures; Vehicle Sales Outlet-Small Vehicles; Warehousing.

## Services

We understand that all mains services including 3 phase power are provided and connected to the property. We also understand that piped network gas supply is available at the building.

## Rates

The rateable valuation of the property is €269,000. The rates payable for 2018 are €39,543.

## Service Charge

The current service charge payable is €7,006 per annum plus VAT.

## Inspections

All inspections are strictly by appointment through Savills.

## Rent

On application

## BER

BER Rating: C2

BER No: 800027955

Energy Performance Indicator: 570.2 kWh/m<sup>2</sup>/yr 1.29

## Further Information

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savills.ie

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