



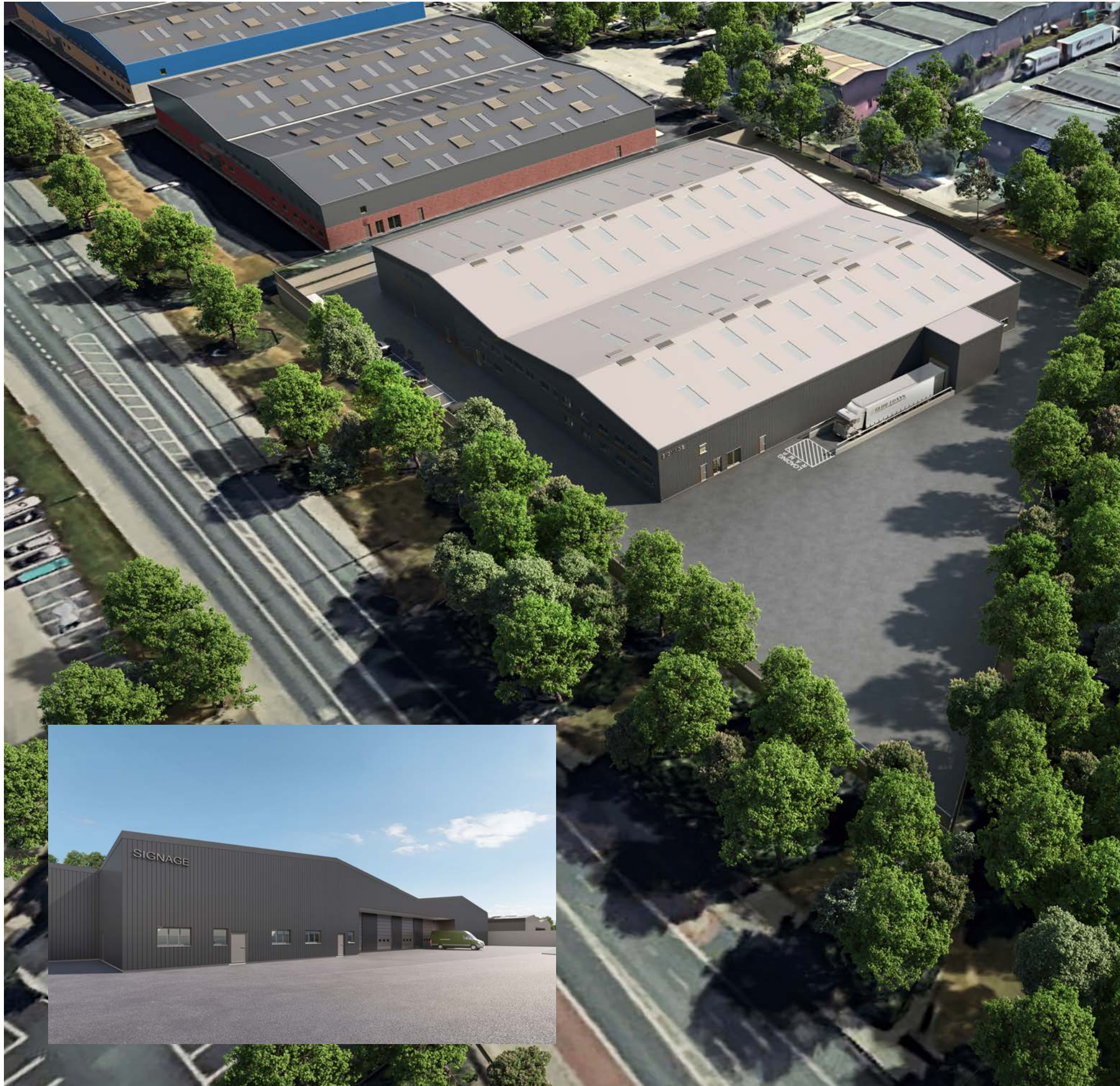
AIRWAYS
INDUSTRIAL
ESTATE

SANTRY

TO LET

FULLY REFURBISHED DISTRIBUTION WAREHOUSE &
OFFICES IN A PRIME, CONNECTED LOCATION





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AIRWAYS INDUSTRIAL ESTATE

SANTRY

UNIT 6 AIRWAYS INDUSTRIAL ESTATE COMBINES EXCEPTIONAL ACCESSIBILITY WITH MODERNISED, SUSTAINABLE WAREHOUSING AND OFFICES



KEY FEATURES

- FULLY REFURBISHED THROUGHOUT
- JUST 5 MINS DRIVE TO BOTH DUBLIN AIRPORT AND THE M50 MOTORWAY, AND 7 MINS TO THE PORT TUNNEL.
- 1 NO. DOCK LEVELLER AND 4 NO. LEVEL ACCESS DOORS
- 6 M. INTERNAL EAVES HEIGHT
- AIR SOURCE HEAT PUMP
- DETACHED WAREHOUSE & OFFICES ON A SELF-CONTAINED SITE
- 2 MINS WALK TO BUS STOP SERVED BY 8 DIFFERENT BUS ROUTES



WAREHOUSE

- NEW TWIN-SKIN INSULATED METAL DECK ROOF INCLUDING TRANSLUCENT ROOF PANELS
- LED LIGHTING THROUGHOUT
- NEW ATTRACTIVE, TWIN-SKIN, INSULATED PROFILE METAL WALL CLADDING
- NEW EXTENSION WITH DOCK LEVELLER
- 4 NO. NEW, RECESSED LEVEL ACCESS DOORS
- 6 M. INTERNAL EAVES HEIGHT
- REFURBISHED DISPATCH OFFICES WITH TRADE COUNTER ENTRANCE

OFFICES

- RE-FITTED IN AN OPEN PLAN LAYOUT
- SUSPENDED CEILINGS WITH LED LIGHTING AND PIR MOTION SENSORS
- AIR SOURCE HEAT PUMP SYSTEM
- KITCHENETTE
- NEW SHOWERS AND TOILETS

ACCOMMODATION

	SQ. M.	SQ. FT.
WAREHOUSE	3,219	34,649
2 STOREY OFFICES & STAFF FACILITIES	667	7,180
DISPATCH OFFICES	66	710
PLANT ROOM	31	334
TOTAL	3,983	42,873

MEASUREMENT APPLICATION - GROSS EXTERNAL.

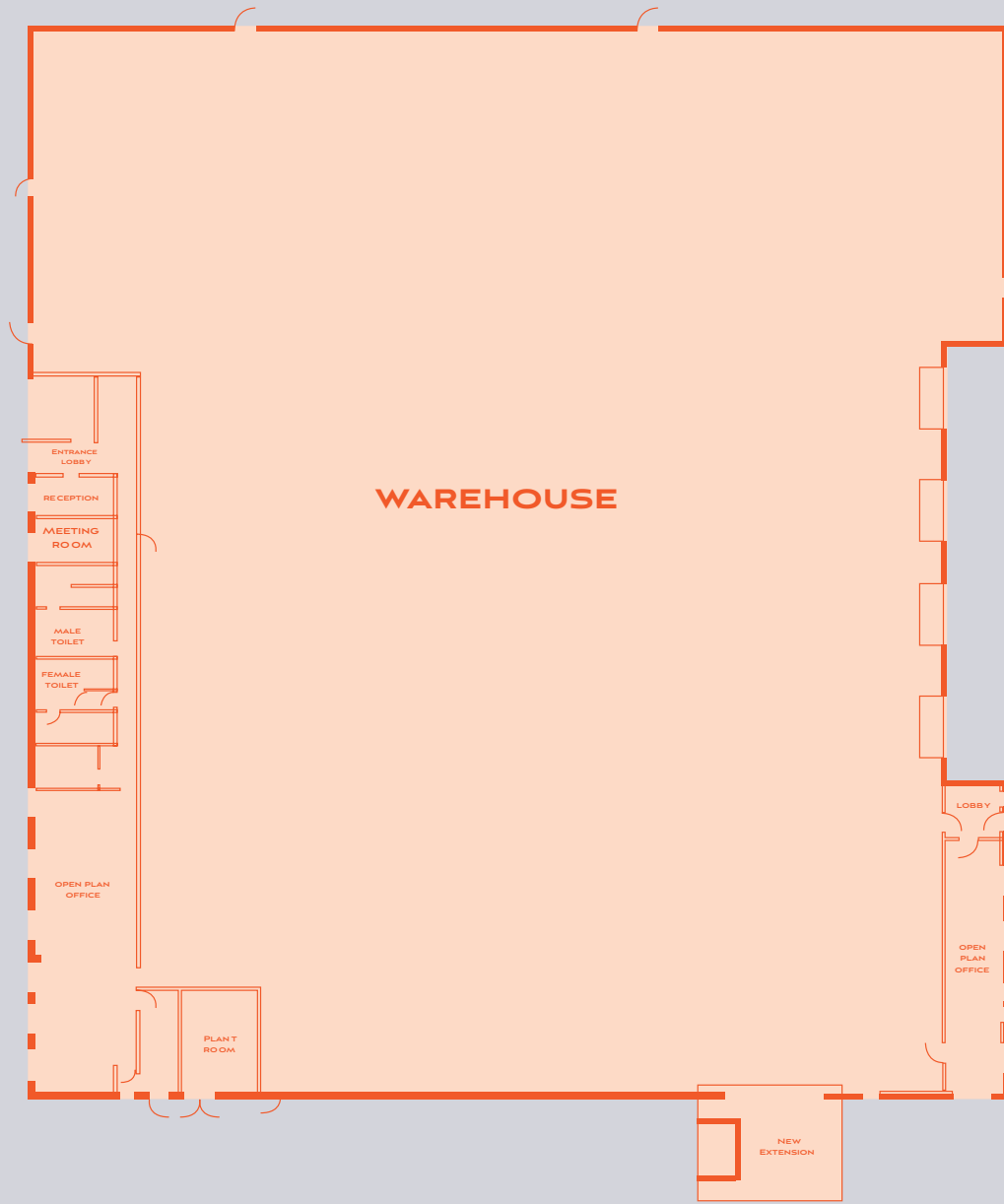
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SPECIFICATION

THE REFURBISHMENT PROGRAMME ADDRESSES 3 KEY AREAS FOR OCCUPIERS:
1) ENVIRONMENTAL SUSTAINABILITY 2) STAFF WELFARE AND 3) LOADING ACCESS.



GROUND FLOOR



6
7



GPS:
53.40483893745325,
-6.238943589969106



EIRCODE:
D17 HV27

DRIVE TIMES

LOCATION	MINS
M50 (JUNCTION 3) / M1	5
M50 (JUNCTION 4) / BALLYMUN	7
DUBLIN AIRPORT ENTRANCE	5
DUBLIN PORT TUNNEL	7
CITY CENTRE	19

SOURCE: GOOGLE MAPS (WITHOUT TRAFFIC)



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RENT

ON APPLICATION

SUSTAINABILITY



TARGETED



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