



To Let

Unit 8 North Park, Finglas, Dublin 11, D11 FE03

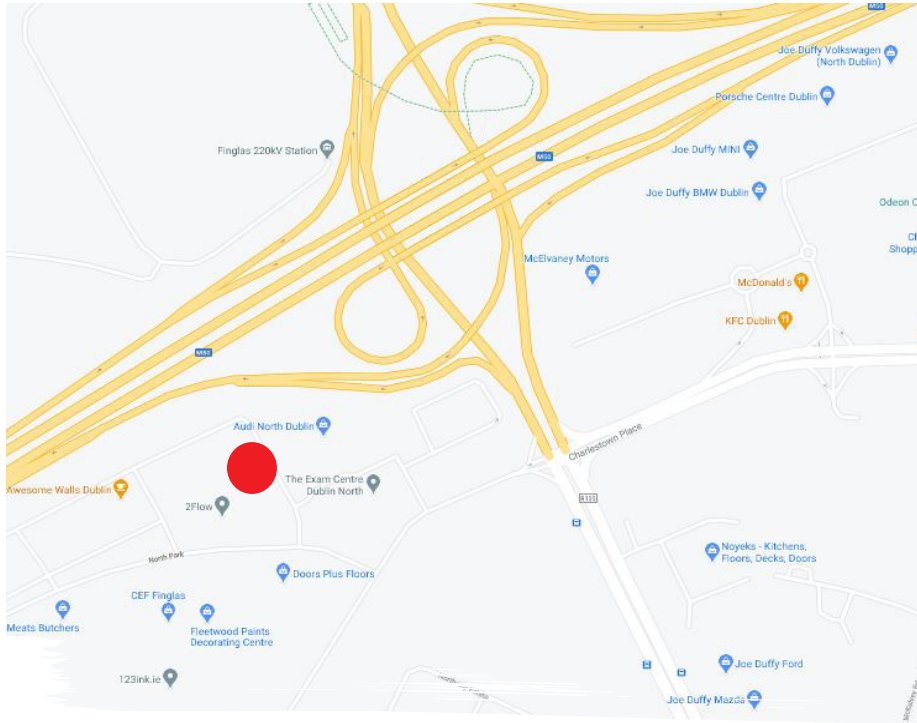
BER C2

Prime, Hi-Bay Distribution Facility of approx. 13,136 Sq Ft with excellent profile and accessibility to the M50 Motorway

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Location

- North Park, Finglas is one of Dublin's most modern and accessible industrial parks, as Junction 5 of the M50 Motorway can be reached within 3 minutes
- The M50 Motorway provides access to all major national transportation routes with Dublin Airport and Dublin Port, conveniently located 12 – 15 mins away respectively
- The scheme is accessed directly from the North Road and the property is situated in close proximity to such notable occupiers as Toyota, Audi North Dublin, U Store It & Crown Worldwide Group amongst others
- The area is well served by various bus routes and the nearby Charlestown Shopping Centre is within walking distance, which provides all expected amenities

Travel Distances

	M50 Motorway	–	3 minutes
	Dublin Airport	–	12 minutes
	Dublin Port Tunnel	–	15 minutes
	Dublin City Centre	–	25 minutes



Accommodation

The approximate gross external area (GEA) is as follows:

	SQ FT
Warehouse	8,791
3 Storey Offices	4,345
Total	13,136

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



Description

- Modern, hi-bay distribution facility of steel portal frame construction incorporating high spec 3 storey office accommodation
- Power floated concrete warehouse floor with block infill walls supporting a modern metal deck roof with translucent panels and hi-bay LED Lighting
- Clear internal height of 12m
- One automated dock level loading door
- One electrically operated grade level loading door
- 3 phase power is available
- Office specification includes carpeted concrete floors, plastered and painted walls, suspended ceilings with acoustic ceiling tiles and recessed lighting, perimeter trunking, electric storage heating, WC and kitchenette facilities





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Terms

New long term lease / Flexible lease terms may also be considered

Rent

On Application

Viewing

Strictly by appointment only with the sole agents

Building Energy Rating

BER: C2

BER No: 800317562

EPI : 291.32 kwh/m²/yr

Enquiries

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