



JONES LANG
LASALLE®

For Sale/To Let

Capital Markets

Advisory

Office Agency

Retail Agency

Industrial Agency

Project Management

Property Management

Occupier Services

Prime Distribution Units

North City Business Park Phase II
North Road/M50
Dublin 11

959 m² - 3,728 m²

High bay warehouse incorporating quality offices.

10 metre clear internal height.

Superbly located at the junction of the M50 and North Road.

Jones Lang LaSalle

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Industrial Property

Location

- North City Business Park is superbly located at the junction of the M50 and North Road (N2) providing immediate motorway access to major arterial routes to and from Dublin
- The M50/N2 motorway junction is within 5 minutes of Dublin Airport and the recently opened Port Tunnel
- The park will be serviced by public transport
- 8 km to Dublin city centre

Description

- 10 metre clear internal height
- Steel frame construction with double skin metal deck roof
- Automated roller shutter doors
- Extensive secure yard and car parking
- Warehouse floor comprises reinforced concrete power floated finish
- Offices finished with plastered and painted walls, suspended ceilings, CAT2 lighting, Gas Fired Central Heating and perimetre trunking

Accommodation

Unit A7A	1,864m ²
Unit A7B	1,864m ²
Unit A7A/A7B	3,728m ²
Unit E9	1,052m ²
Unit E10	1,587m ²
Unit E11	1,444m ²
Unit E12	959m ²
Unit E13	959m ²
Unit E12 & E13	1,918m ²

**Units can be ready in 6/9 months*

**Pricing schedule and plans available on application*

Services

All mains services available including three phase power.

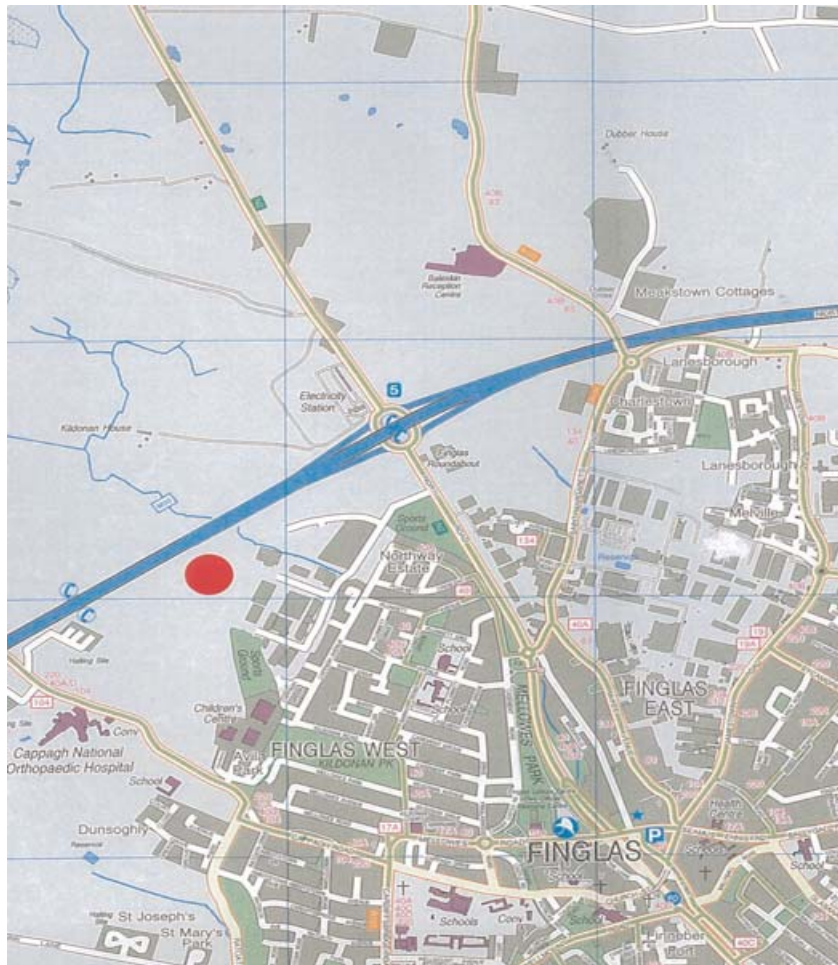
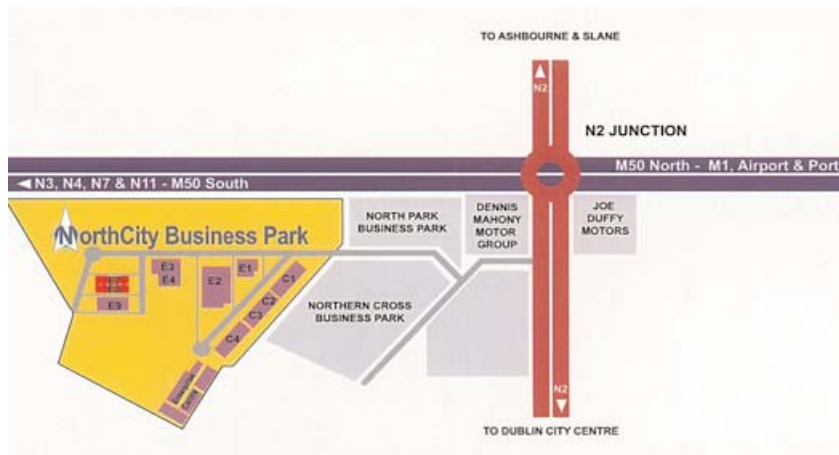
Title/Lease Terms

Units are available For Sale effectively as Freehold or available To Let under a new long term full repairing and insuring leases.

Viewing

Strictly by prior appointment.

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North City Business Park Phase II

Unit Number	Warehouse M ²	Offices M ²	Total M ²	Total Sq Ft	Price	Availability
A7A	1,584	280	1,864	20,065	€2,607,400	6/9 months
A7B	1,584	280	1,864	20,065	€2,607,400	6/9 months
A7A/A7B	3,168	560	3,728	40,127	€5,015,800	6/9 months
E9	788	264	1,052	11,324	€1,807,800	6/9 months
E10	1,193	394	1,587	17,081	€2,428,500	6/9 months
E11	1,103	341	1,444	15,542	€2,214,300	6/9 months
E12	676	283	959	10,322	€1,573,300	6/9 months
E13	676	283	959	10,322	€1,573,300	6/9 months
E12 & 13	1,352	566	1,918	20,644	€3,000,399	6/9 months

North City Business Park is Zoned General Industrial

Please Note that we also have high profile sites facing onto the M50 upon which we may develop bespoke facilities for specific clients.

- Subject to Contract/ Contract Denied**
- Subject to variation without prior notice**
- Subject to VAT & Stamp Duty**

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