

## To Let

Unit 5, Adamstown Industrial Estate, Lucan, Co. Dublin



- Excellent detached industrial unit of approx. 935 sq. m.
- Approx. 16 km from Dublin city centre, approx. 6.5 km from Junction 7 and approx. 11 km from Junction 9 on the M50

BER C2



## Location

The property is approx. 16 km from Dublin city centre, approx. 6.5 km from Junction 7 and approx. 11 km from Junction 9 on the M50 which provides rapid motorway access to all of the main arterial routes leading to and from Dublin, to Dublin Airport and the Dublin Port Tunnel. Occupiers in the locality include Pfizer, BWG Foods and Takeda Ireland.

## Description

### Warehouse

- Detached industrial unit
- Metal frame construction
- Insulated metal deck roof incorporating translucent panels
- Fluorescent strip lighting
- Full height concrete block walls
- Concrete floor
- Clear internal height approx. 4.6 metres
- Two ground level roller shutter doors

## Accommodation

Approx. gross external floor areas

Accommodation	Sq. m.
Warehouse	935
<b>Total</b>	<b>935</b>

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

## Services

We understand that there is mains water and surface water drainage provided. Foul drainage is via a septic tank.

## Rates

The rateable valuation of the property is €33,300. The rates payable for 2019 are €9,190.80

## Inspections

All inspections are strictly by appointment through the sole letting agent, Savills.

## Rent

On application

## BER

BER rating: C2  
BER No.: 800711152  
Energy Performance Indicator: 329.33 kWh/m<sup>2</sup>/yr/1.28

**Further Information**  
Industrial Department  
Savills  
33 Molesworth Street  
Dublin 2

Phone: +353 1 618 1300  
Fax: +353 1 676 7066

savills.ie

**For further information or to arrange a viewing please contact:**

Gregor Potterton  
01 618 1724  
gregor.potterton@savills.ie  
002233-007686

Giles Ross  
01 618 1308  
giles.ross@savills.ie  
002233-007439

Stephen Mellon  
01 618 1366  
stephen.mellon@savills.ie  
002233-006202

Savills Ireland and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/Lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction. This brochure is issued by Savills Ireland on the understanding that any negotiations relating to the property are conducted through it. All maps produced by permission of the Ordnance Survey Ireland Licence No AU 001799 © Government of Ireland.

**savills**