

TO LET

High Bay Warehouse at Huntstown Business Park Ballycoolin, Dublin 11, D11 HY68



**boundary line is indicative and for information purposes only.*

BER A2

Modern warehouse facility totaling
approx. 7,399 sq. m. (79,641 sq. ft.)

savills



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Property Description

Modern detached warehouse & detached office facility.

Schedule of Accommodation

Approx. gross external floor areas

Warehouse

- Steel frame construction
- Painted concrete floors
- Pre-cast concrete walls to a height of 1 metre with insulated cladding over
- Fluorescent strip tube lighting
- 10 no. automated ground-level roller shutter doors
- The warehouse incorporates two storey offices which have been finished to a high standard
- The fit-out includes carpets/ lino floor coverings, suspended ceilings with recessed lighting, painted and plastered walls, air conditioning and gasfired central heating
- Clear internal height approx. 10 meters
- Insulated metal deck roof incorporating translucent panels
- 90 car parking spaces

	Sq.m	Sq.ft
GF Warehouse	6,592	70,951
GF Office	346	3,720
FF Office	345	3,718
Plant Room	116	1,251
Total	7,399	79,641

All measurements are approximate and for information purposes only. Intending purchasers must satisfy themselves as to the accuracy of the measurements and information provided above.

Junction 5 / Dublin Airport

M50

Junction 6

Rosemount Business Park

Cappagh Road

Ace Express Freight

Pallet Xpress Ltd

- > Modern detached warehouse and office totalling approx. 7,399 sq.m. (79,641 sq. ft.)
- > Excellent location fronting the Cappagh Road and within 5kms of Junctions 5 & 6 on the M50.
- > Clear internal height of approx. 10 metres to warehouse with loading access via 10-grade level roller shutter doors.
- > Total of 90 car spaces available.

Location

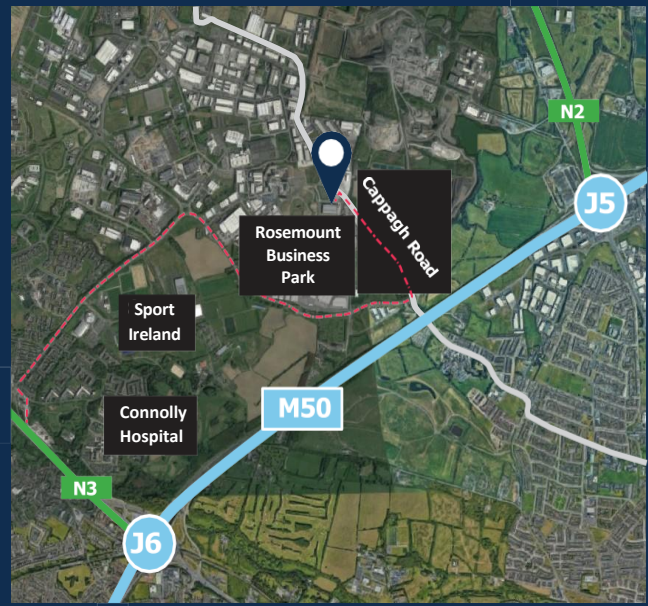
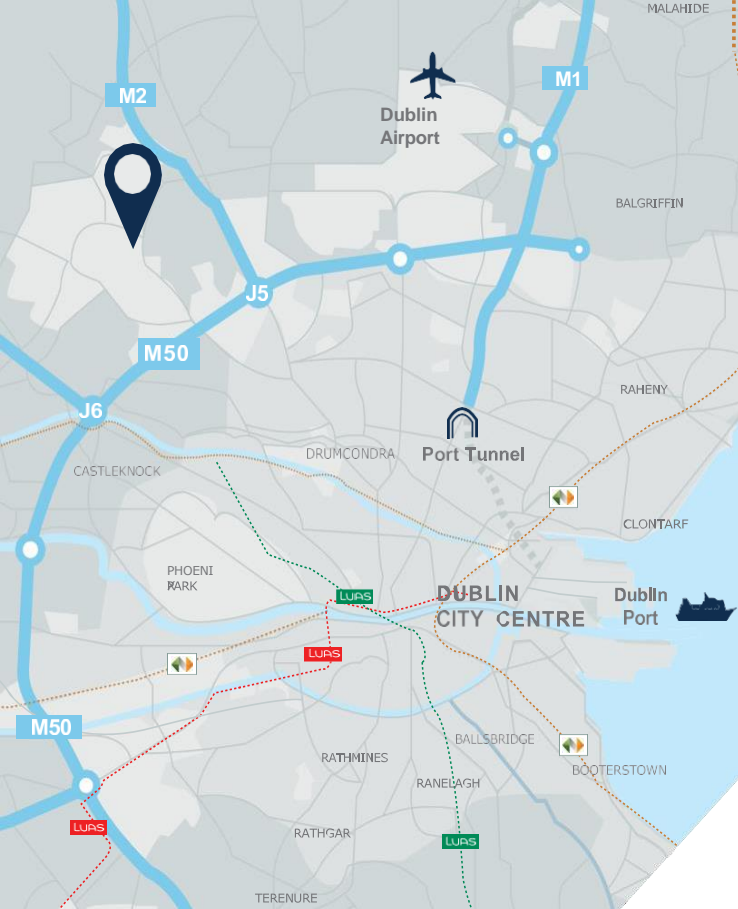
Huntstown Business Park is located within 5.6 km of Junctions 5 & 6 on the M50 which provides motorway access to all of the main arterial routes to and from Dublin.

Dublin International Airport (10.5 km) Dublin Port Tunnel (13.5 km) and Dublin City Centre (10.6 km) are all easily accessible from the property.

	Dublin Airport	17 minutes
	Dublin Port	19 minutes
	Dublin City Centre	23 minutes



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Geocode: 53.4047222660318, -6.34185791015625

Inspections

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

Rates

On Application.

Letting Agent



Gavin Butler

Director

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Service Charge

The service charge budget for 2024 is available on application.

BER **BER A2**

Rent

On Application

For further information contact:

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