



To Let

BER E2

Units 4A & 4B Phoenix Industrial Estate, Navan Road, Dublin 15 D15 R827

To Let in 1 or 2 Lots: 9,288 - 16,785 Sq Ft; Newly Refurbished Mid Terrace Light Industrial Facility

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Travel Times

	M50 Motorway	–	4 mins
	M1 Motorway	–	11 mins
	Port Tunnel	–	13 mins
	Dublin Airport	–	14 mins
	Dublin City Centre	–	20 mins
	Dublin Port	–	24 mins

Location

- Phoenix Industrial Estate is superbly positioned inside the M50, immediately off the Navan Road R147 at Ashtown
- The Estate is easily accessible to Dublin City Centre and the M50 providing excellent connectivity to all arterial routes
- The Estate is host to a variety of established occupiers including Horizon Graphics, Soraghan Autocare and JW Balfour Ltd



Accommodation

The property is available in 1 or 2 Lots. Approx. (GEA) is as follows:

LOT 1 - UNIT 4A	SQ FT
Warehouse	7,290
Two Storey Offices	1,998
Total	9,288
LOT 2 - UNIT 4B	SQ FT
Warehouse	7,497
LOT 3 - THE ENTIRE	SQ FT
Warehouse	14,787
Two Storey Offices	1,998
Total	16,785

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



Description

- Newly refurbished semi detached light industrial facility with excellent profile to the Navan Road
- Steel portal frame construction under a twin skin insulated metal deck roof
- The warehouse comprises a reinforced concrete floor with power floated finish and block walls to full height
- Warehouse clear height 5.8 metres
- One electric roller shutter door to the front and rear
- Office specification includes suspended ceilings, plastered and painted walls, zoned air conditioning cassettes, recessed fluorescent tube lighting and tile carpet floor coverings





**Unit 4A & 4B
Phoenix Industrial Estate
Navan Road
Dublin 15
D15 R827**

Building Energy Rating

BER: E2
BER No: 800653776
EPI: 401.05 kWh/m²/yr

Terms

Rent on Application

Viewing

Strictly by appointment only
with the sole agents

Terms

Available To Let

Enquiries

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