

Lisney

BER B3



For Sale | To Let

Unit 73, Dunboyne Business Park, Co. Meath | A86 FY91



Corner profile unit containing three floors of office accommodation and warehouse to the rear extending to approximately 5,585 sq.ft.



Excellent location with easy access to M3 motorway, M50 and Dublin airport.



Benefit of 16 no. car spaces.



Situated within a well-managed, modern and secure business park.

Description

Comprises an end of terrace corner profile unit containing three storey offices to the front and warehouse accommodation to the rear.

The building is of steel and concrete portal frame construction under a double skin insulated metal deck roof incorporating translucent roof lights. The exterior consists primarily of glazed sections, framed by brick pillars and metal cladding.

Unit 73 extends to 5,585 sq.ft. (GIA) with 1,060 sq.ft. of warehouse and 4,525 sq.ft. of office space, featuring an 8-person (630kg) lift and 16 designated car spaces.

The office space includes an open-plan reception, WC, boardroom, and office on the ground floor; a large open-plan office, office suite, and WC on the first floor; and three offices, a boardroom, canteen, and WC with shower on the second floor. It features carpet covered solid floors, plastered and painted walls, suspended ceilings with recessed lighting, and double-glazed aluminium windows and doors

The warehouse to the rear features a floated concrete floor, masonry block walls, side access via an electric roller shutter door (measuring approx. 3m wide x 2.7m high), 7.5m eaves height, and a 355 sq.ft steel frame mezzanine.

Please note we have not tested any apparatus, fixtures, fittings or services. Intending tenants must undertake their own investigation into the working order of these items.

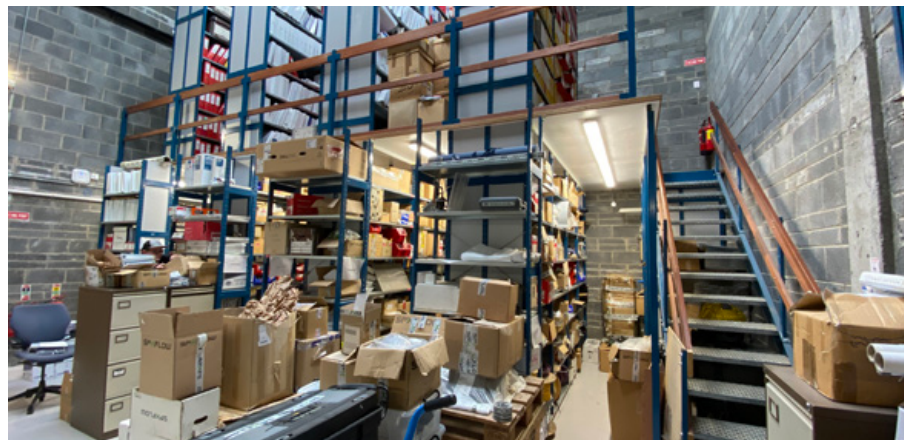
Accommodation

Accommodation	Size Sq. M.	Size Sq. Ft.
Warehouse	98	1,060
Three Storey Offices	420	4,525
Total	519	5,585

Intending tenants are specifically advised to verify all information, including floor areas.

Location

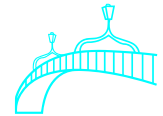
The subject property is located within Dunboyne Business Park, an office and industrial development on the outskirts of Dunboyne Town. It is situated on the western side of the R157, approximately 0.5km north of Dunboyne Town Centre and approximately 1km south of the M3 motorway from Dublin to Navan/Kells. Dunboyne is approximately 18km northwest of Dublin city centre and is an important strategic location within 4km of the M50 Dublin ring road which provides access to all the main national primary routes leading to the north, west and south of the country. It also benefits from its proximity to the M3 Parkway Rail Station with services to Dublin Docklands.



R157 / M3 Interchange
4km



N3 / M50 Interchange
10km



Dublin City Centre
18km



Dublin Airport
22km



Dublin Port
27km

BER Information

BER: B3
BER Number: 800466245
EPI: 269.05 kWh/m²/yr

Guide Price/ Rent

On application

Rates

€7,054.32 per annum
(Based on 2024 ARV)

Service Charge

€5,824 per annum
(excluding VAT)

Title

Freehold / Long Leasehold

For further information

Cathal Daughton

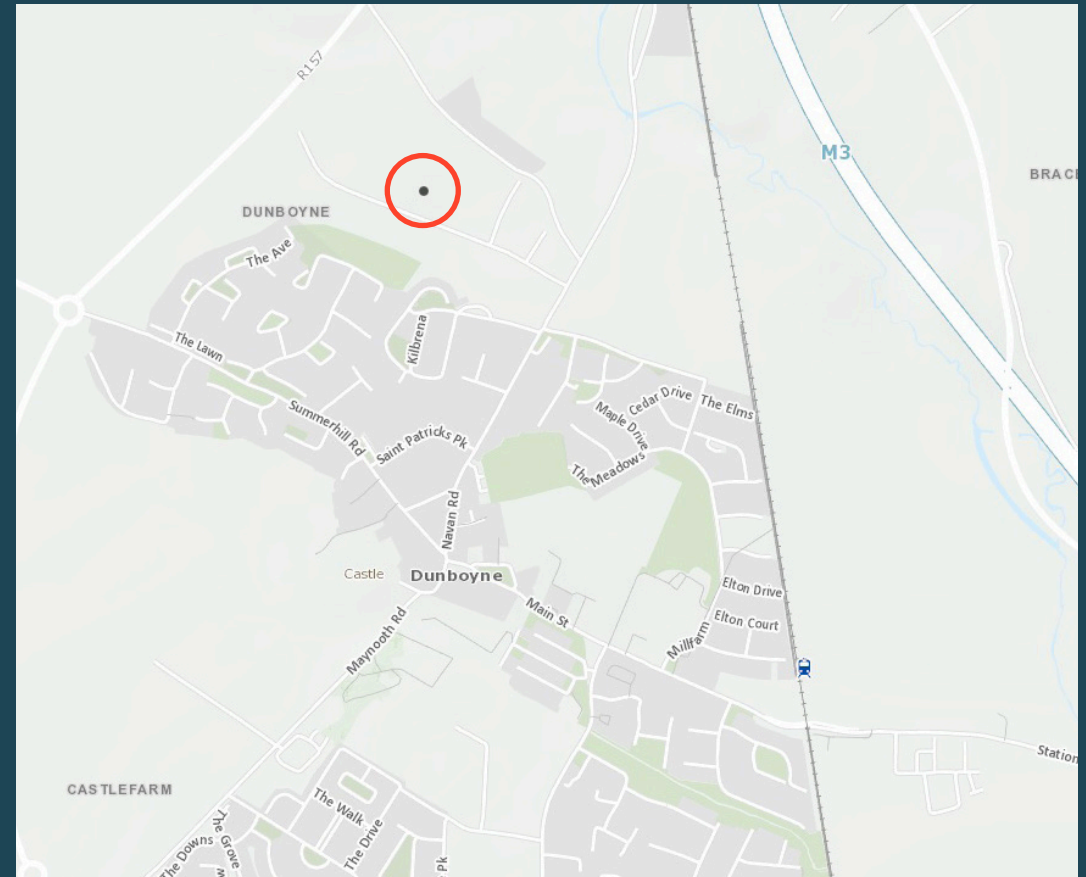
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Lisney

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.