

TO LET UNIT 12A

ST JAMES TERRACE // DUBLIN 8 // D08 NYTO



HIGH PROFILE CITY CENTRE WAREHOUSE FACILITY WITH SECURE YARD SPACE TOTTALLING APPROX. 567.3 SQ M (6,106 SQ FT)

- Clear internal height of approx. 4.2m with 1 ground level roller shutter door
- Benefits from a private secured yard and car parking spaces
- Excellently located in Dublin City Centre with ease of access to all main arterial routes and public transport



DESCRIPTION

High profile warehouse facility with secure yard space located in Dublin City Centre

WAREHOUSE

- Detached warehouse
- Concrete floors with full height concrete block walls
- Total of 1 no. ground level roller shutter door
- Clear internal height approx. 4.2m
- Private secured yard space

OFFICES

- Single storey offices
- Carpeted and tiled floors
- Wall mounted sockets
- Toilets

LOCATION

12A St James Terrace is conveniently located between South Circular Road and the Grand Canal, just 2.2km from St. Stephens Green. The property is located approx. 7.5km from Junction 7 and approx. 5.5km from Junction 9 (Red Cow interchange) on the M50, which provides rapid motorway access to Dublin Port, Dublin Airport and all of the main arterial routes from Dublin. Excellently connected by public transport with Fatima LUAS stop approx. 850m from the property and regular passing bus routes.

NEIGHBOURING OCCUPIERS

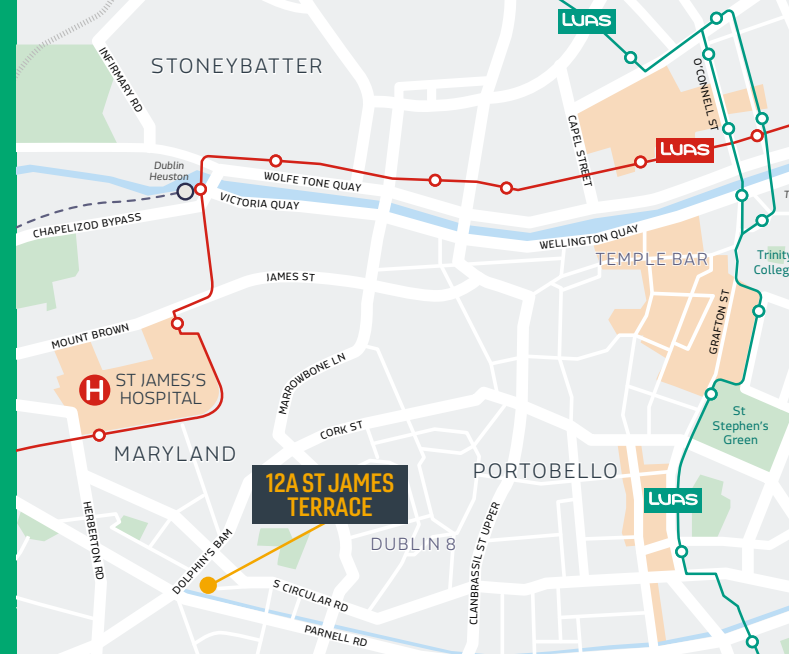


SCHEDULE OF ACCOMMODATION

Approx. gross external floor areas:

Unit 12A	Sq m	Sq ft
Warehouse	502.9	5,413
Office	64.4	693
(Mezzanine)	(76.8)	827
Total	567.3	6,106

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



ZONING

The subject property is located in an area zoned under Objective 'Z1' in the Dublin City Development Plan 2022 – 2028, i.e. "To protect, provide and improve residential amenities".

INSPECTIONS

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

BER

E1

RATES

The rateable valuation is €27,800. The rates payable for 2023 are €7,589.40.

RENT

On Application.

TERMS

Flexible lease terms available.

FURTHER INFORMATION

For further information or to arrange a viewing please contact:

Billy Flynn
Surveyor
T: +353 1 663 4337
billy.flynn@savills.ie

PROPERTY MISREPRESENTATION ACT

The Agents 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 their 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 their 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. Designed and produced by Creativeworld. Tel +353 1 447 0553.

savills