

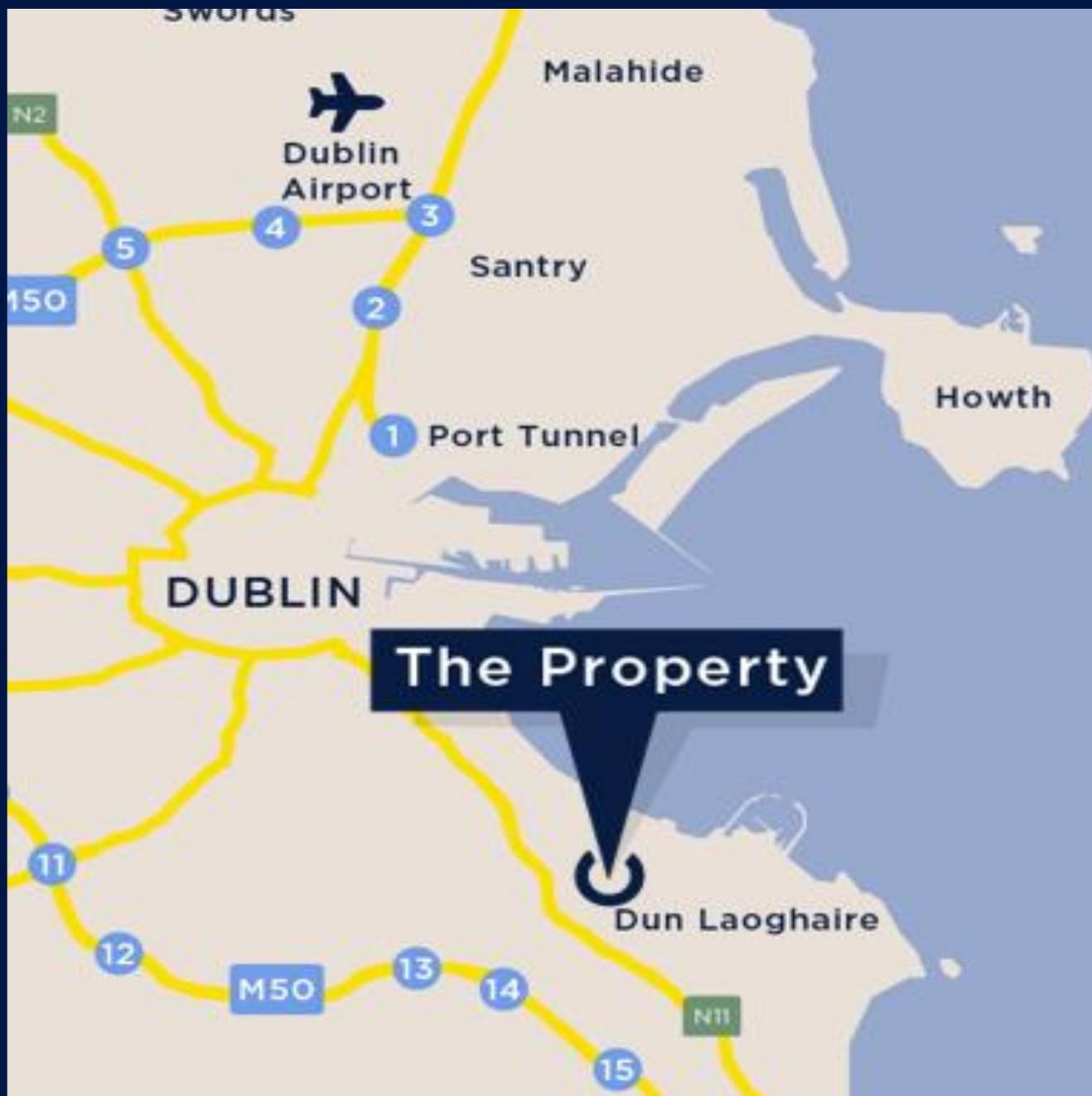


To Let

Unit 2B Deansgrange Business Park, Blackrock, Co Dublin

- Bright Mid-terraced Industrial facility of approx. 1236 sq. m (13,304 sq. ft).
- Approx. 1.5 km from N11 and 5 km from M50 at Stillorgan (Junction 14).
- Clear internal height of approx. 5.5m with a metal docked roof.





LOCATION

Unit 2B is located within Deansgrange Business Park is approx. 5 min drive from Blackrock and approx. 10 km from Dublin City Centre. Excellent public transport facilities including 3 bus routes to the city centre and links to nearest Dart station are all within walking distance. The unit is approx. 1.5 km from N11 and 5 km from M50 at Stillorgan (Junction 14) which provides rapid motorway access to all of the main arterial routes leading to and from Dublin City Centre, Dublin Airport, and The Dublin Port Tunnel.

Notable occupiers in the area include Baxters, Volkswagen, NCT, and Nesta Storage.

DESCRIPTION

The subject property is an modern mid-terrace industrial facility of approx. 1,236 sq. m. (approx. 13,304 sq. ft.), including an office content of approx. 295 sq. m (approx. 3,175 sq. ft.).

The property is of concrete frame construction with full height concrete block walls. There is an insulated metal deck roof with roof lights and high bay sodium lighting. The eaves height is approx. 5.5m. There is a concrete floor and loading access is provided via a single automated ground level roller shutter door.

The new refurbished office accommodation is over two floors and consists of suspended ceilings with fluorescent lighting, carpeted flooring, partitioned walls, wall mounted sockets and double glazed aluminium framed windows. Toilets are included on the ground floor.

OVERVIEW

Accommodation

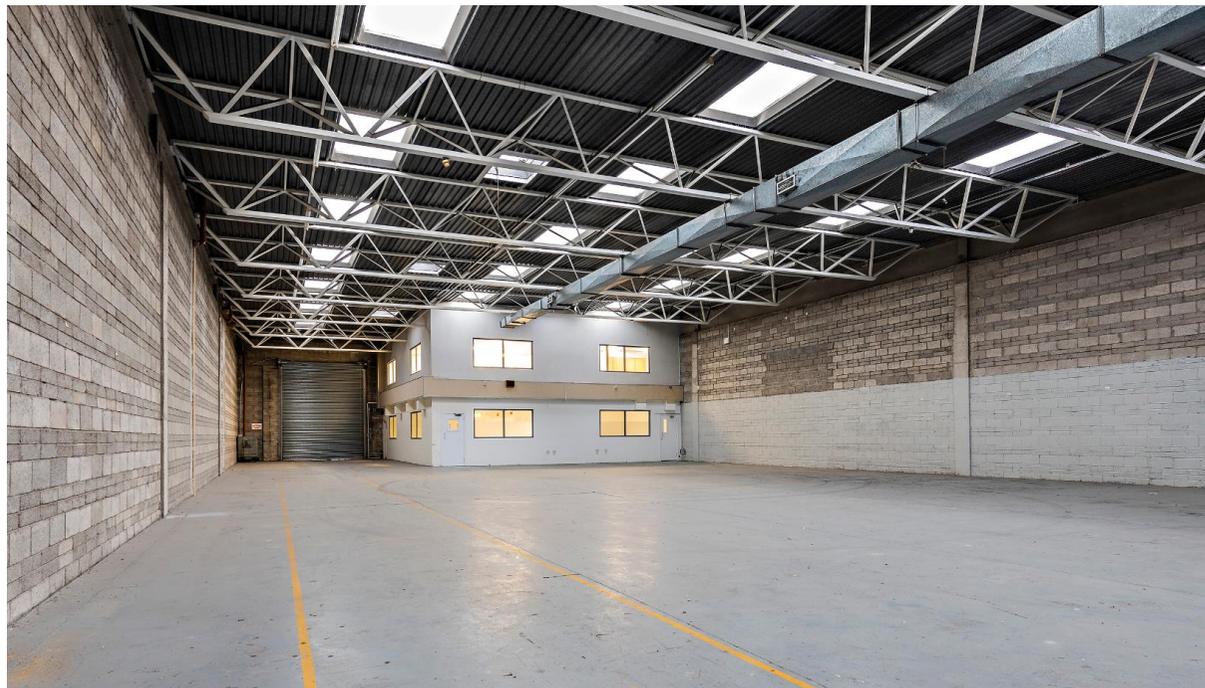
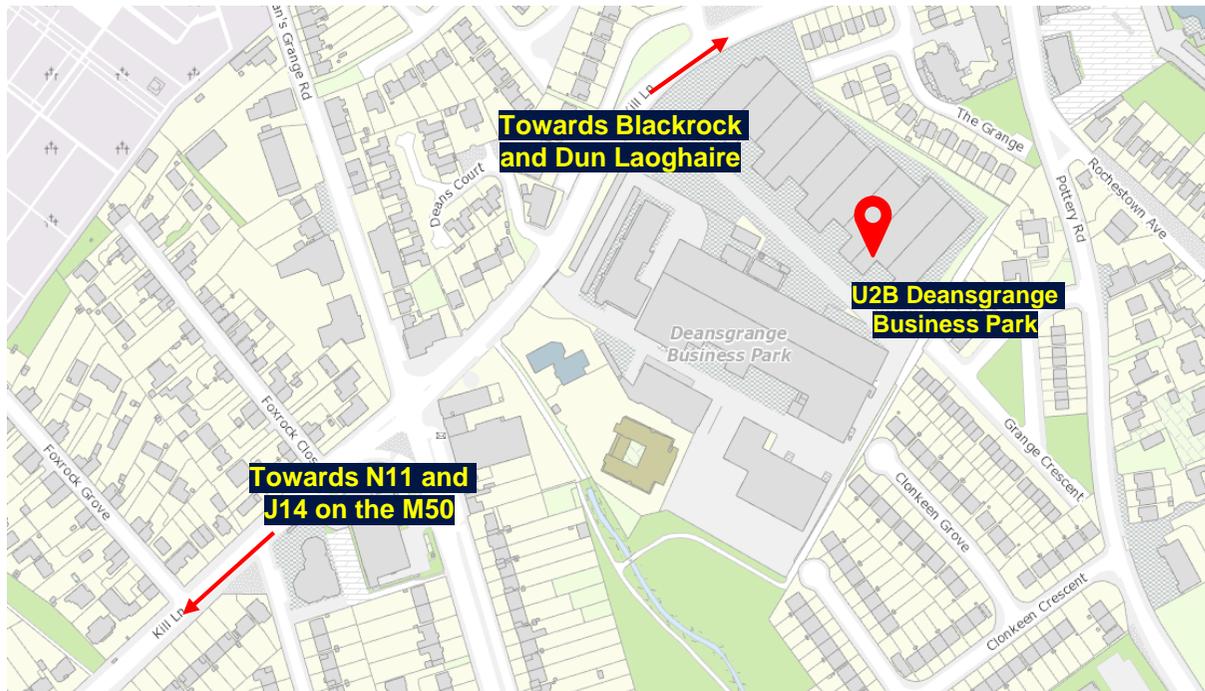
Approx. gross external floor areas

Accommodation	Sq. M.	Sq. Ft.
Warehouse	941	10,129
Offices (2 storey)	295	3,175
Total	1,236	13,304

Intending tenants must satisfy themselves as to the accuracy of the floor areas, site areas and tenancy information referred to throughout this brochure before submitting an offer.



To Let- Mid-terraced Industrial facility in Deansgrange Business Park



Location map for indicative purposes only

Eircode: A94 HX50

Geo Code: [53.279123, -6.159368](#)

CONTACT

For further information please contact



Giles Ross

Tel: +353 (0) 1 618 1308
Mob: +353 83 878 5057
Email: giles.ross@savills.ie
002233-007439



Fergal Cleary

Tel: +353 (0) 1 618 1376
Mob: +353 86 894 6412
Email: fergal.cleary@savills.ie
002233-008057



Savills
33 Molesworth Street
Dublin 2
D02 CP04

+353 1 618 1300
savills.ie

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

- They are not authorised to make or give any representation or warranties in relation to the property either here or elsewhere, either on their own behalf or on the behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.