



To Let (Short Term)

BER D1

Industrial Unit with Yard, Malahide Road, Dublin 17

- 7,660 Sq Ft on 1 Acre Yard
- Modern industrial unit on the Malahide Road
- Yard benefits from substantial frontage onto Malahide Road
- Adjacent to Topaz Filling Station and Clarehall Shopping Centre
- 4 roller shutter doors



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jll.ie

FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

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SERVICES

Capital Markets | Advisory | Office Agency | Retail Agency | Industrial Agency | Project Management | Property Management | Occupier Services | Research & Consultancy

LOCATION

- Superb location in an area that has experienced significant residential and commercial re-development
- Located approximately 7km north of Dublin City Centre and 7 km south of Malahide
- Immediate surrounding occupiers include First Stop Tyres and Topaz
- Highly accessible to M50, M1, Port Tunnel and Dublin Airport

DESCRIPTION

- Modern industrial unit with first floor mezzanine of fitted office accommodation
- Concrete block construction with steel cladding exterior and a solid concrete floor
- Secure enclosed tarmacadamed yard area
- Four electronically operated roller shutter doors
- Eaves height 7.3 m
- Clear internal height under mezzanine 3.4 m
- Office accommodation benefits from perimeter trunking, painted walls and suspended ceilings

ACCOMMODATION

The approximate gross external floor area of the property is as

	SQ FT
Warehouse	4,831
Warehouse under mezzanine	1,226
Offices	1,226
Reception	377
Total	7,660

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

SERVICES

- All mains services available

BUILDING ENERGY RATING

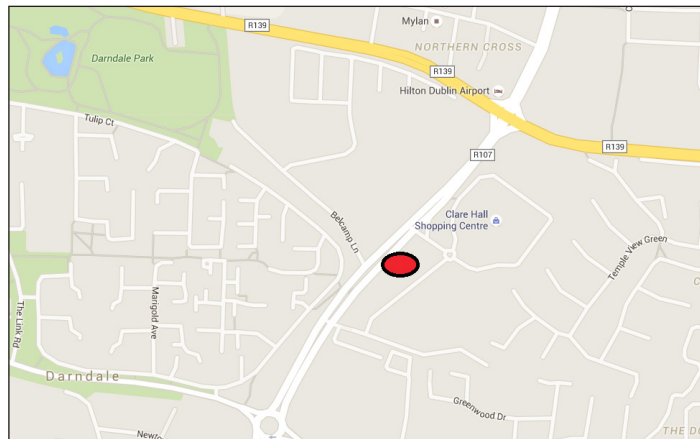
- BER: D1
- BER No. 800227779
- EPI: 707.78 kWh/m²/yr

TERMS

Available to Let under the terms of a short lease

RENT

On application



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