



## For Sale/To Let

**BER C1**

Unit 11 Finglas Business Centre, Jamestown Road,  
Finglas, Dublin 11

- 7,330 Sq Ft
- Superb semi detached light industrial facility with access to the Finglas dual carriageway
- Close to a host of local amenities
- Approximately 9km from Dublin's city centre and only 5 minutes drive from the Northern Cross/M50 motorway
- Nearby occupiers include HLine Kitchens, Irish School of Motoring, Nightline and UPS



#### FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

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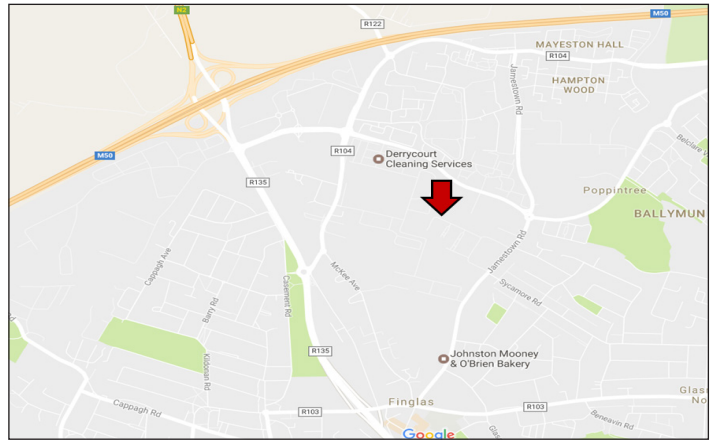
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#### SERVICES

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

## LOCATION

- Unit 11 is situated in Finglas Business Centre which is located just off the Jamestown Road, north of Finglas Village
- The estate comprises a total of 51 quality business units in a landscaped business environment with access through a new secure entrance off the Jamestown Road
- Finglas Business Centre is situated approx. 8 km north of Dublin City and only 5 minutes drive to the M50 motorway via the Finglas North Road
- Easy access is afforded to Dublin Airport, the M50/M1 Belfast Interchange and Ballymun/ M50 interchange
- The location is well served with several bus routes to Jamestown Road



## DESCRIPTION

- Semi detached light industrial facility of concrete portal frame construction supporting a double skin insulated metal deck roof
- Insulated full height internal block work walls with attractive external forticrete facing and colour profile metal clad finish
- Two storey offices with plastered and painted walls, suspended ceilings, fluorescent lighting, air conditioning, electrical sockets and perimeter trunking
- High bay LED light fittings in warehouse
- Electric security roller shutters to the front
- Three phase power and natural gas supply available
- Warehouse eaves height 7.2 m
- Loading access is provided by way of one electric insulated roller shutter door



## ACCOMMODATION

The approximate gross external floor area of the property is as follows:

	SQ FT
Warehouse	6,157
2 Storey Offices	1,173
<b>Total</b>	<b>7,330</b>
Mezzanine	1,044

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: C1
- BER No. 800214843
- EPI: 247.93 kWh/m<sup>2</sup>/yr

## TERMS

For Sale or To Let with new long term lease



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