

137A SLANEY CLOSE, DUBLIN INDUSTRIAL ESTATE,  
GLASNEVIN, DUBLIN IIT



01-638 2700

- End of terrace industrial unit extending to 7,316 sqft (680sqm), including two-storey offices
- Strategically situated in excellent commercial location near Dublin Airport and major transport links including the N2, M50 and Dublin Port Tunnel
- Clear internal height of 7m
- Ample car parking available





### LOCATION

The property is located on Slaney Road within Dublin Industrial Estate, a long established and sought-after established industrial location situated south of the junction with the Finglas Road (N2) and Ballyboggan Road. The Estate is strategically located approx. 5km north of Dublin city centre benefits from ease of access to Dublin Airport and the Port Tunnel.

A highly desirable commercial location situated in close proximity the main arterial routes including the M1 & M50 Motorways. Nearby occupiers include, Des Kelly Carpets, Igoe International Ltd, Chadwicks and Lidl to name a few.

### DESCRIPTION

The subject property comprises of an end of terrace industrial premises with two storey office accommodation to the front; located within Dublin Industrial Estate.

The accommodation comprises of a large warehouse area with office and staff facilities on the ground floor and further office accommodation at first floor level. The unit is of steel portal frame construction with an external insulated cladding.

The warehouse section has a concrete floor and a double skinned metal deck pitched roof. Access to the warehouse section is provided via one roller shutter. The warehouse has a clear internal height of approx. 7m.

The office accommodation has double glazed windows, plastered and painted wall and suspended ceilings.



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## ACCOMMODATION

Unit I37A	Sqm	Sqft
Two-Storey Offices	208	2,238
Warehouse	472	5,078
Total Gross External Area	680	7,316

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

## SERVICES

We understand that all main services including electrical, water and drainage are available to the unit

## RENT

€65,000 per annum (exc)

## COMMERCIAL RATES

Approx €6,300 per annum



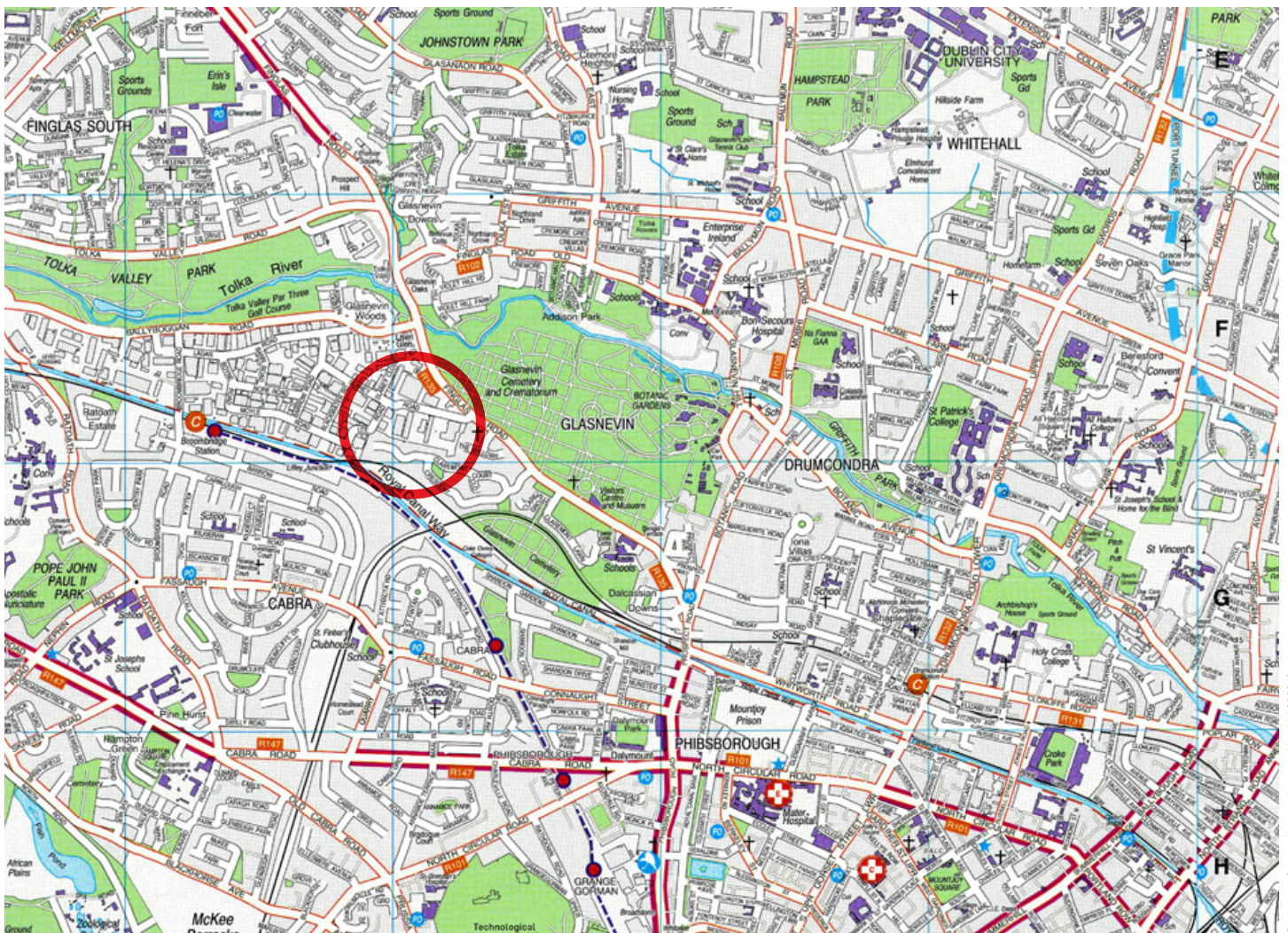


**BER INFORMATION**

BER: DI  
 BER No. 800814279

**FURTHER INFORMATION / VIEWING**

Strictly by appointment with the sole selling agent Lisney.  
 For further information please contact:  
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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.

