



Unit M3 North Ring Business Park,
Santry, Dublin 9

TO LET





Superb modern warehouse with offices totalling approx. 526 sq.m. (5,659 sq.ft.)



Clear internal height of approx. 8.6m



Profile onto the M50 motorway



Only minutes from Dublin Airport, the M50 Motorway, the Port Tunnel and Dublin City Centre



Located in an established and actively managed business park

Location

The subject property is situated in North Ring Business Park, a high-quality development fronting the M50 motorway. The park is accessed from the Swords Road (R132) and is just minutes from the M1/M50 interchange and Dublin Airport. To the southeast in immediate proximity to the park lies Dublin Port Tunnel providing ease of access to Dublin Port and the Eastlink Toll Bridge. Occupiers in the park include UPS, DSV, Hafele and Seko Logistics.

Destination	Distance (km)	Minutes
N1/M50 (Junction 2)	2	3
Dublin Airport	2.8	5
Port Tunnel	6	12
Dublin City Centre	8.3	22

The Property

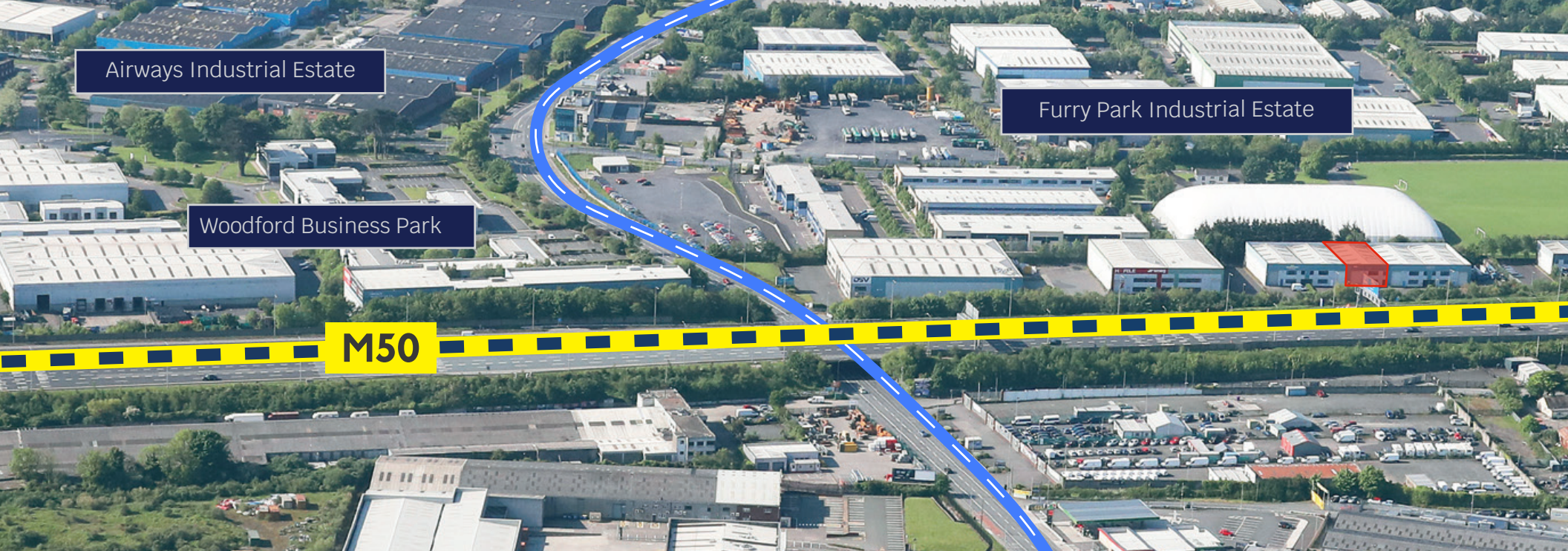
The property comprises a unit containing warehouse and two-story office accommodation with the benefit of up to 7 designated car parking spaces.

General Specification

- Steel portal frame construction.
- Insulated metal deck roof incorporating translucent roof panels.
- Sealed concrete floor.
- Automated ground-level roller shutter door.
- Clear Internal Height of approximately 6.25m

Office Specification

- Suspended ceilings with recessed lighting.
- Painted & Plastered walls.
- Perimeter trunking with power/data sockets.
- WC facilities.



Airways Industrial Estate

Furry Park Industrial Estate

Woodford Business Park

M50

Services

We understand that all mains services including three-phase power are provided and connected to the property.

Accommodation

We understand from the information provided to us that the subject property extends to 5,659 sqft (GEA).

Accommodation	Size (Sqft)	Size (Sqm)
Warehouse	4,052	376
2 Storey Office & Staff Facilities	1,607	150
Total	5,659	526

Scheduled Upgrades



Recertifying all electrics



Installation of LED lighting throughout



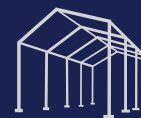
Upgraded floor coverings



Repairs to warehouse concrete floor



New Kitchenette facilities



New translucent panels to metal deck roof



Servicing of the roller shutter door



Roof improvement works

BER

BER C1

Rent

€85,000 per annum

Service Charge

€2,860.23 per annum

Rates

€7,327.68 per annum

Lease Terms

Terms on Application

Property available from c. Feb 2023

Further information/ viewing

Viewing is strictly by arranged appointment only with the sole selling agent Lisney

James Kearney

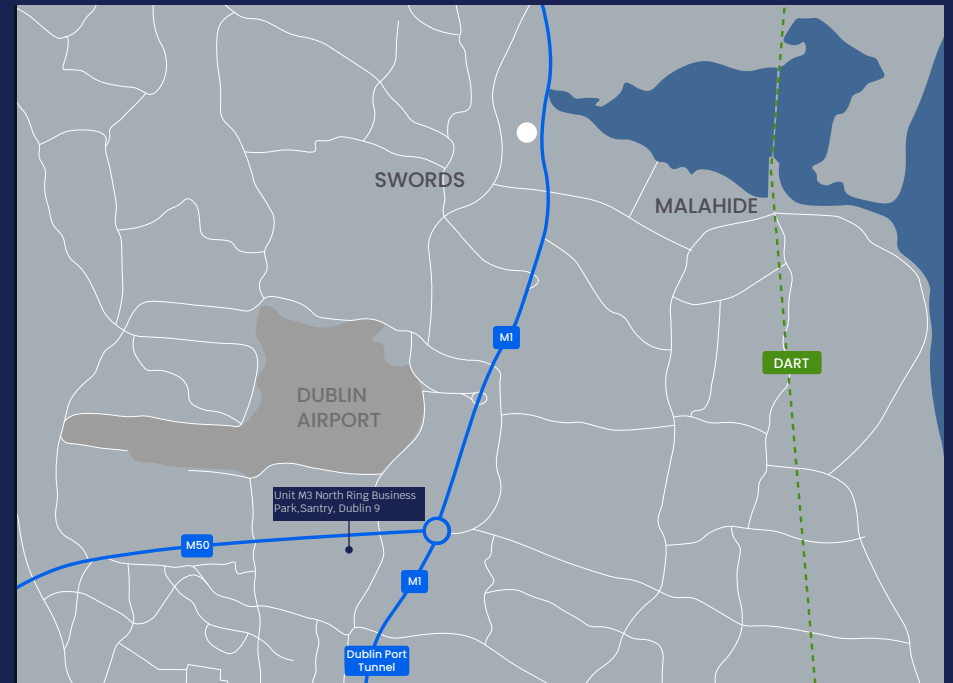
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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the 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.