

TO LET

Unit 69 Dunboyne BusinessPark

Lisney

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ABOUT THE PROPERTY

Mid-terrace light industrial unit

Modern and secure business park

Double skin insulated metal deck roof

Eaves height of 6 m.

Three storey offices to the front

Spacious warehouse to the rear

Additional mezzanine space

Electric roller shutter door

6 designated car spaces

Please note we have not tested any apparatus, fixtures, fittings or services. Intending tenants must undertake their own investigation into the working order of these items.

LOCATION

Dunboyne Business Park is an office and industrial development on the outskirts of Dunboyne Town. It is situated on the western side of the R157, approximately 0.5km north of Dunboyne Town Centre and approximately 1km south of the M3 motorway from Dublin to Navan/Kells. Dunboyne is approximately 18km northwest of Dublin city centre and is an important strategic location within 4km of the M50 Dublin ring road which provides access to all the main national primary routes leading to the north, west and south of the country. It also benefits from its proximity to the M3 Parkway Rail Station with services to Dublin Docklands.

DESCRIPTION

Unit 72 is a mid-terrace light industrial facility comprising of three storey offices to the front and warehouse accommodation to the rear. It is of steel and concrete portal frame construction under a double skin insulated metal deck roof incorporating translucent roof lights.

Unit 72 extends to approx. 440.43 sqm GEA including 256.22 sqm of warehouse space and 184.21 of office accommodation with 2 no. mezzanines totalling 153.11 sqm. The unit benefits from 6 car spaces to the front.

The warehouse area benefits from a floated concrete floor, access from rear through an electric roller shutter door and a clear internal height of approximately 6 metres. The office accommodation currently benefits from plastered and painted walls, suspended tile ceiling with recessed lighting, wall mounted electric storage heating, carpeted floor, with double glazed aluminium framed windows and doors throughout. The accommodation also includes wc and canteen facilities.



ACCOMMODATION

Description	SQM
Two storey offices	256.22
Warehouse Area	184.21
Total External Gross Area	440.43 (4,740 sq. ft)
Mezzanine Space	153.11



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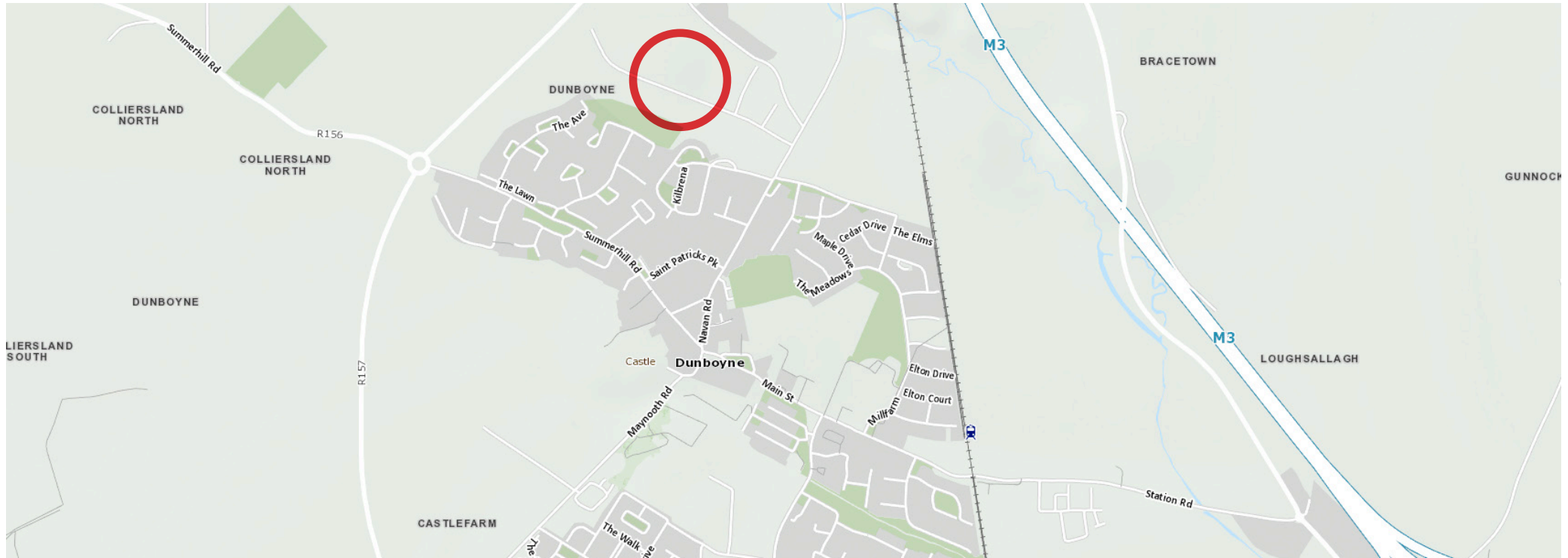


Situated on the western side of the R157, approximately 0.5km north of Dunboyme Town Centre and approximately 1km south of the M3 motorway from Dublin to Navan/Kells.

BER INFORMATION

BER E1

LOCATION MAP



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For further information

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Viewing Strictly by appointment with the sole letting agent Lisney.

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