

TO LET

**Unit D24,
North City Business, Park Finglas,
Finglas, Dublin 11**

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ABOUT THE PROPERTY

Mid terrace light industrial unit.

Measuring approx. 287 sqm / 3,094 sqft.

Two storey office space.

Loading access via 1 x grade level loading door.

Steel portal frame construction under insulated metal deck roof incorporating translucent panels.

Clear internal height of approx. 7.6m.

Fully refurbished internally.

Excellent location, only minutes from M50 interchange.

DESCRIPTION

The subject property comprises mid terrace light industrial unit including warehouse area and two-storey office accommodation extending to approx. 287 sqm / 3,094 sqft in total. The unit is of steel portal frame construction under insulated metal deck roof incorporating translucent panels. Warehouse area features 7.6 m of clear internal height and loading access is provided via 1 x grade level roller shutter door.

The unit has undergone full internal refurbishment to include - LED lights; energy efficient ATC lifestyle panel heaters; brand new kitchenette; extensive cosmetic works throughout.

ACCOMMODATION

	Sqm	Sqft
Ground Floor	188.80	2,032
First Floor	98.60	1,062
Total	287.40	3,094

LOCATION

The subject property is situated in North City Business Park, high-quality, managed development fronting the M50 motorway. The park is accessed from North Road (R135) and is just minutes from the N2/M50 interchange which provide easy access throughout the city. M1 motorway (Dublin – Belfast) is located only 6km east of the subject property, Dublin Airport 9 km northeast and Dublin Port Tunnel is only 8km away providing ease of access to Dublin Port and the Eastlink Toll Bridge. Furthermore, in addition to the advantage of the close proximity of the national roads, the area is also served by public transport, including both Dublin Bus and Bus Eireann.

Other notable occupiers in the park include Hyland Shipping, Harvey Norman, CJK, Dickson Bearings & Transmissions Ltd and DX Ireland.



Dublin Airport 9 km
northeast and Dublin
Port Tunnel is only
8km.

DISTANCE

M50	1 km
M1	6 km
Dublin Airport	9 km
Dublin Port Tunnel	8 km
Dublin City Centre	7 km



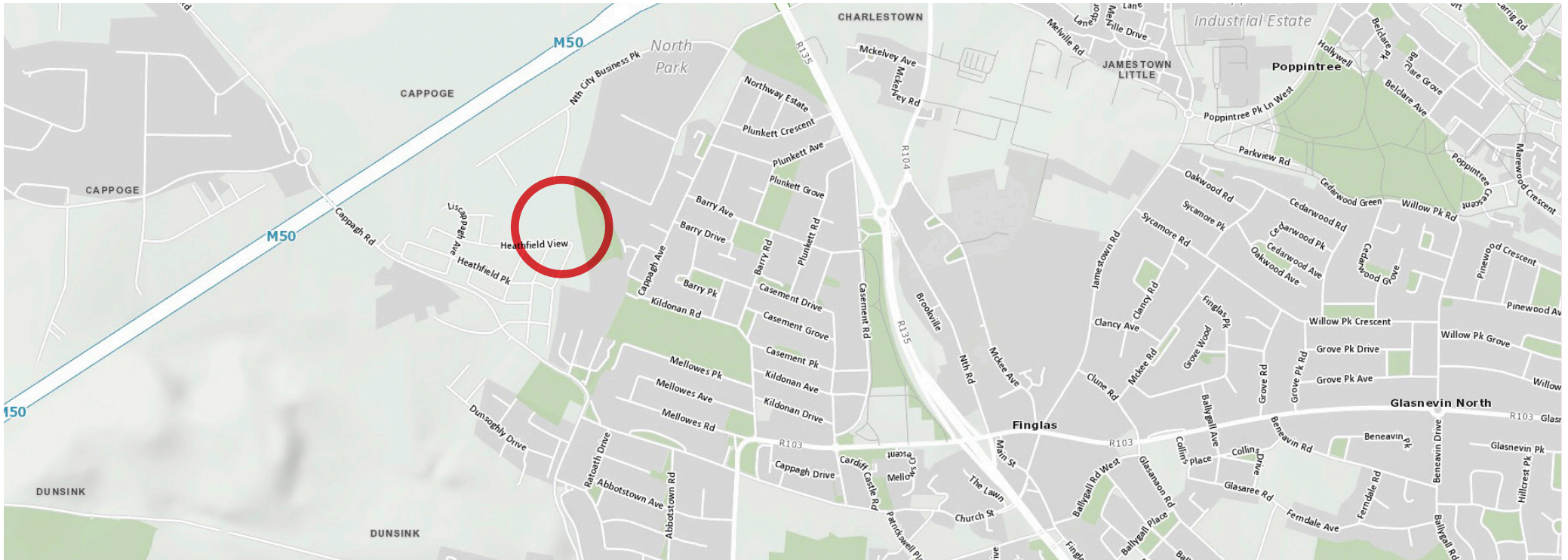
QUOTING RENT

€52,513 per annum (exclusive of outgoings)

RATES

€4,382 per annum

LOCATION MAP



The subject property is situated in North City Business Park, high-quality, managed development fronting the M50 motorway.

BER INFORMATION

BER D1

BER Number: 800237463

EPI: 570.87 kWh/m²/yr

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For further information

Natalia Dominiak: 353 01 638 8748 ndominiak@lisney.com

James Kearney: 353 (0) 85 738 0566 jkearney@lisney.com

Viewing Strictly by appointment with the sole letting agent Lisney.

Lisney Commercial Real Estate

St. Stephen's Green House,
Earlsfort Terrace, Dublin 2, D02 PH42
Tel: +353 1 638 2700
Email: dublin@lisney.com

lisney.com



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