

Lisney

BER B1

To Let



Detached Industrial | Office Premises
Dunboyne Business Park, Co. Meath | A86 FT93



Detached industrial premises extending to approximately 20,204 sqft.



Excellent location with easy access to M3 motorway, M50 and Dublin airport



Unit comprises warehouse and two storey office accommodation.



Situated on a prominent site within Dunboyne Business Park.

Description

The subject property comprises a detached industrial premises which includes two storey offices to the front and warehouse to the rear. The building is of steel and concrete portal frame construction with concrete block infill walls to 2.5m high, with metal decking to the exterior façade under a double skin insulated pitched metal deck roof incorporating translucent roof lights.

The warehouse area benefits from a floated concrete floor, fluorescent box lighting, three roller shutter doors and a clear internal height of approximately 8.35 metres.

The office accommodation currently benefits from plastered and painted walls, on the ground floor suspended tile ceiling with recessed lighting, wall mounted electric storage heating, a solid wood covered concrete floor, with double glazed aluminium framed windows and doors throughout. There is a ground and first floor W.C's. and W.H.B.

The unit benefits from approximately 17 car spaces to the front and rear.

Accommodation

Accommodation	Size Sqm	Size Sqft
Warehouse	1,492	16,060
Two Storey Offices	385	4,144
Total	1,877	20,204



Location

The subject property is located within Dunboyne Business Park, 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.



R157 / M3 Interchange
4km



N3 / M50 Interchange
10km



Dublin City Centre
18km



Dublin Airport
22km



Dublin Port
27km

Services

We understand that all main services are readily available.

BER Information

BER: 

Rent

On application.

Lease Term

On application

Viewing

Strictly by appointment through sole agents Lisney

For further information

Cathal Daughton

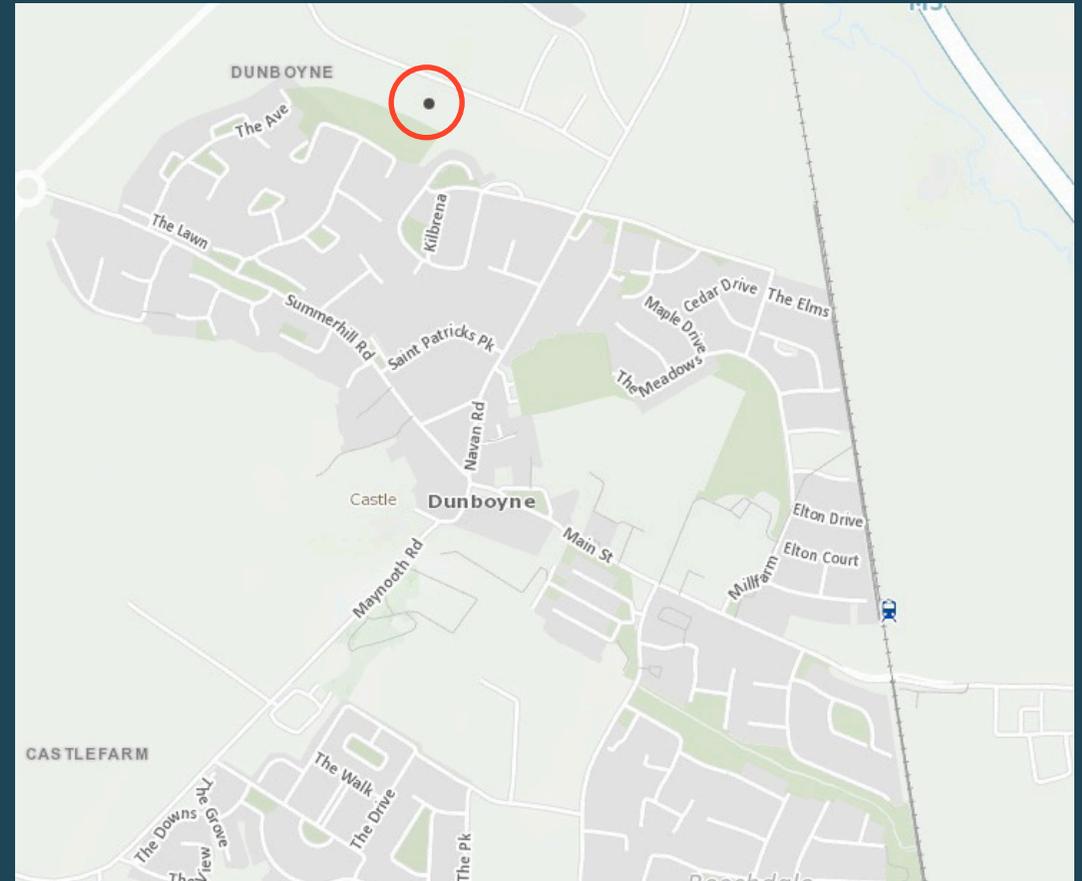
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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the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