



MAXIM TRADE PARK

NEWTOWN AVENUE | MALAHIDE ROAD INDUSTRIAL PARK | DUBLIN 17

TO LET Unit 1



- Recently refurbished end of terrace unit extending to approx. 424 sq.m
- Benefit of 2 no. roller shutter doors.
- Situated on the north side of Newtown Avenue in Malahide Rd. Industrial Park, approx. 13km northeast of Dublin City Centre and 4km west of M1 Motorway
- Located in a newly branded trade park situated in a Northside industrial location
- BER: **BER C2**

AGENT



DEVELOPER



TO LET Unit 1



DESCRIPTION

- Located on the northern side of Malahide Road Industrial Park, accessed via Newtown Avenue
- End of terrace, corner profile unit offering warehouse over two floors.
- Recently undergone an extensive refurbishment programme
- Loading access via an electric roller shutter door at ground & first floor level.
- Benefit of 3 no. car parking spaces, with overflow spaces available on site.

ACCOMMODATION

Floor	Sq.M.	Sq.Ft.
Ground Floor (incl. Annex)	240	2,583
First Floor	184	1,982
Total	424	4,565

Intending tenants are specifically advised to verify all information, including floor areas.

LEASE AND ANNUAL RENT

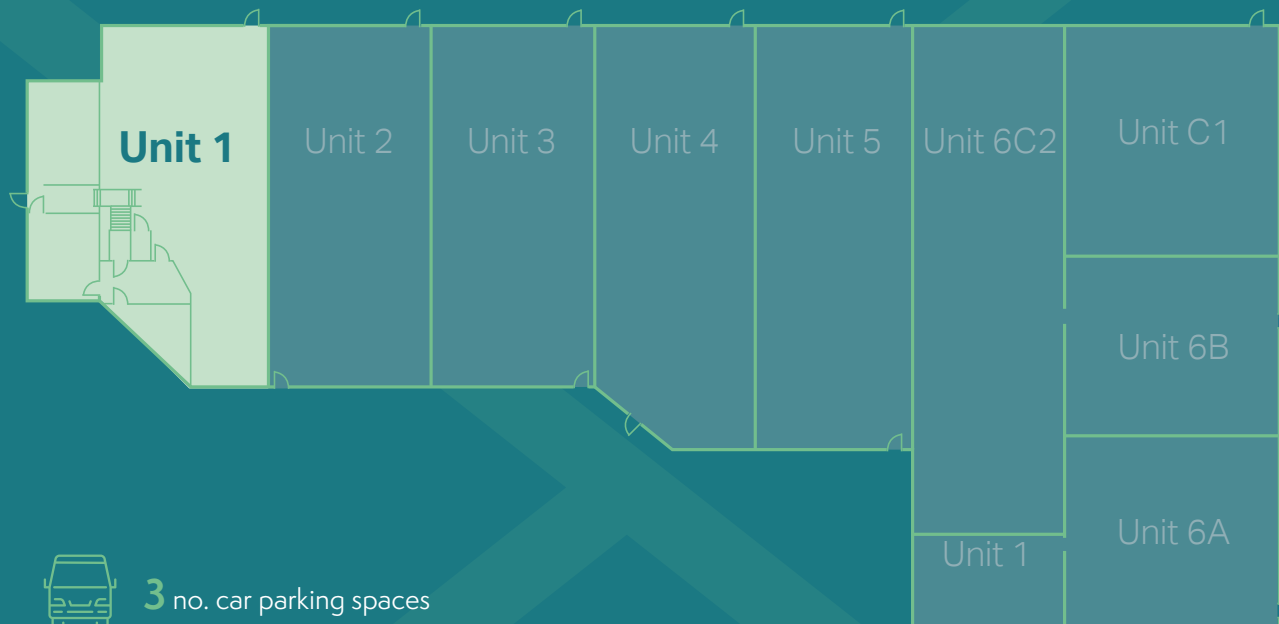
On application

RATES

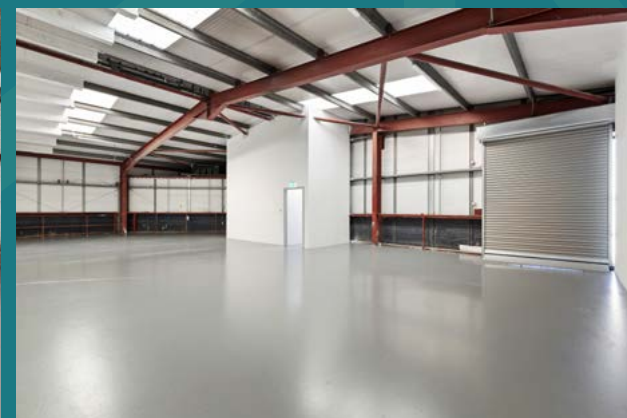
€6,091 per annum (Based on 2025 ARV)

SERVICE CHARGE

On application



3 no. car parking spaces



PRSA No.: 001848