



BER D1

TO LET

**Semi-Detached
Hi-Bay Warehouse
& Office Facility**

- ➔ Approx. 1,028 sq.m. (11,065 sq.ft.)
- ➔ Site of Approx. 0.287 Hectares (0.71 Acres)
- ➔ Only Minutes From Airport, Port Tunnel, M50 And M1 Motorways
- ➔ Access Controlled And Secure Business Park Environment
- ➔ Loading via 1 Dock Leveller and 1 Grade Door

NORTH City BUSINESS PARK

FINGLAS | DUBLIN 11

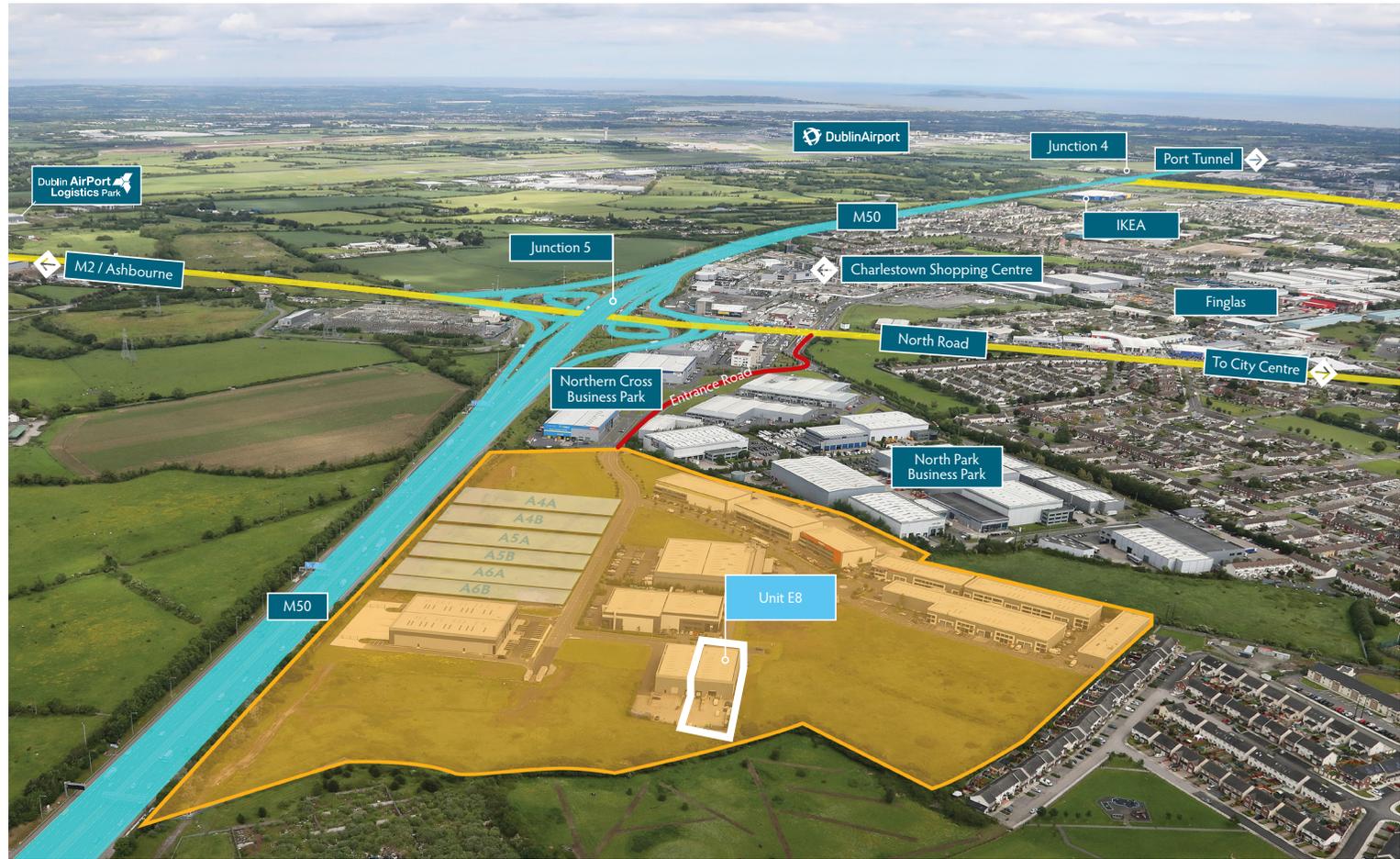
UNIT E8

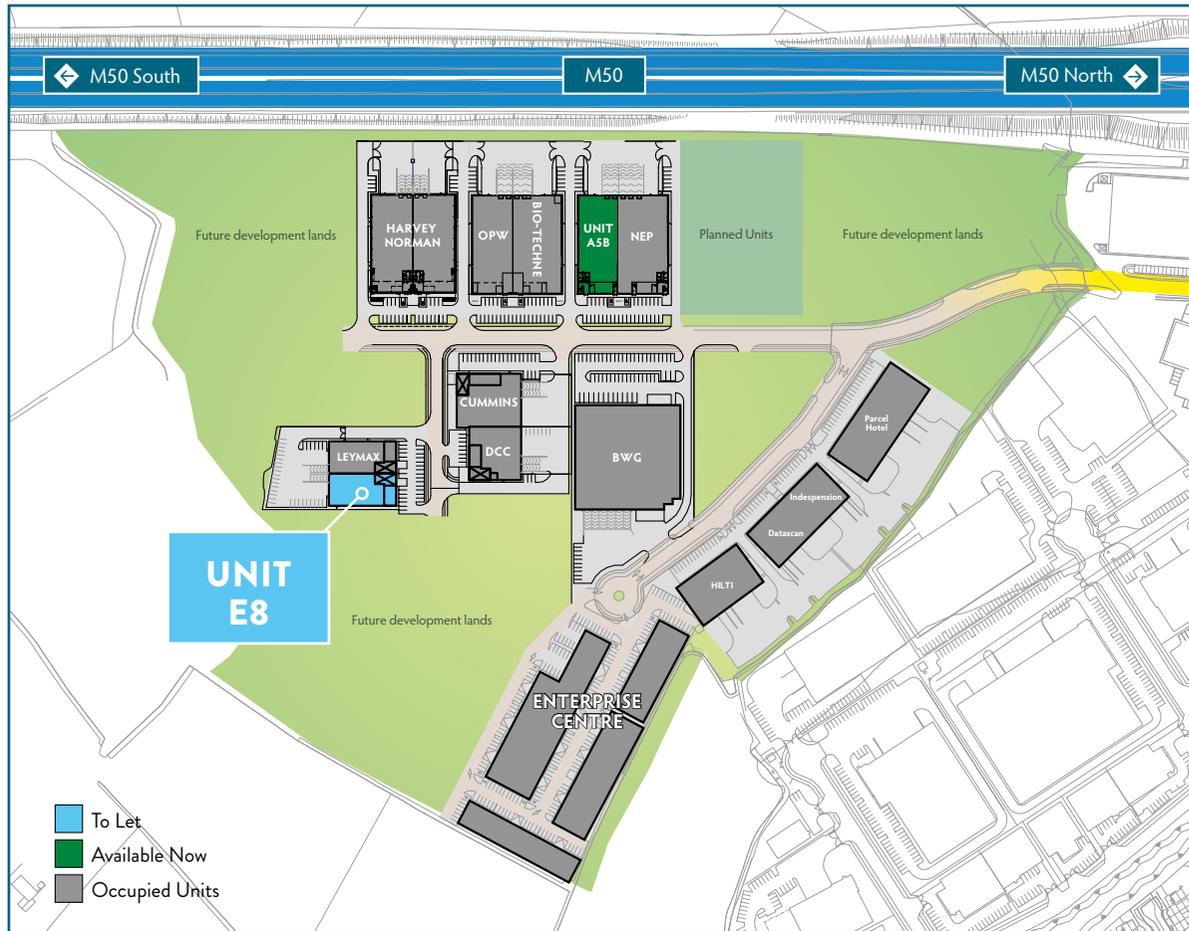
LOCATION

North City Business Park is a high quality development fronting the M50 motorway in one of Dublin's most accessible commercial locations. North City Business Park is strategically located at M50 Junction 5 (where it intersects with the North Road/N2). It adjoins key centres of employment and amenities including Charlestown Shopping Centre. With immediate access to the M50 Motorway, the park benefits from rapid motorway access to all of the main arterial routes to and from the city centre, to the Port Tunnel and to Dublin Airport.

NORTH CITY BUSINESS PARK

- ➔ has immediate access to the M50/ M2 motorway junction (J5),
- ➔ has frontage of over 200 metres directly onto the M50,
- ➔ is within 10 minutes' drive time of the Port Tunnel and Dublin Airport,
- ➔ has over 20 acres of industrial land available for development.





SPECIFICATIONS/FEATURES

GENERAL

- ⌚ 10m clear internal height
- ⌚ 1 dock leveller with tailgate loading
- ⌚ 1 roller shutter door
- ⌚ Extensive secure service yard
- ⌚ Secure high quality managed estate
- ⌚ 15 car parking spaces

OFFICES / AMENITIES

- ⌚ Feature reception area
- ⌚ Open plan design suitable for compartmentation
- ⌚ Suspended ceilings with Cat. 2 lighting
- ⌚ Fully fitted toilets, tea stations.
- ⌚ Perimeter skirting trunking

ACCOMMODATION

APPROXIMATE GROSS EXTERNAL FLOOR AREAS

Units E8	Sq M	Sq Ft
Warehouse	785	8,450
Offices	243	2,615
Total	1,028	11,065

Site area of approx. 0.287 Hectares (0.71 Acres)



Similar property



Similar property



NORTH City BUSINESS PARK
FINGLAS | DUBLIN 11

UNIT E8



JOIN LEADING OCCUPIERS INCLUDING:



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Rohan Holdings is a proud member of the Irish Green Building Council. The IGBC is a non-profit organisation, launched in 2011 with member organisations and businesses from the entire value chain of the built environment. All are united in one common goal to accelerate the transformation of the built environment, related industry and supply chain to one that is sustainable through leadership, research, education and providing policy input to local and national government.

For more information, visit www.igbc.ie



TERMS
Available upon request.



RATES
Commercial Rates payable to Fingal County Council.

OTHER OUTGOINGS
Available upon request.

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