

M50 
FRONTAGE



BER A3

* subject to final planning grant

Indicative image

FOR SALE | TO LET

High-Bay Warehouse
with Offices.

Approx. 2,787 sq m
(30,000 sq ft)

Site of Approx. 0.65
Hectares (1.57 Acres)

- ➔ High Profile Unit With Frontage Directly Onto The M50
- ➔ Access Controlled And Secure Business Park Environment
- ➔ Only Minutes From Airport, Port Tunnel, M50 And M1 Motorways
- ➔ Generous, secure yard with approx. depth of 33 metres

NORTH City BUSINESS PARK

FINGLAS | DUBLIN 11

UNIT A5

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

- ⌚ Min. 10 metre internal height.
- ⌚ Steel portal frame construction.
- ⌚ Extensive secure service yard with depth of 33 metres.
- ⌚ Min. 3 dock levellers with tailgate loading.
- ⌚ Min. 2 roller shutter doors.
- ⌚ 50kn/m2. (1,000 lbs. / sq.ft.) floor loading.
- ⌚ 2.4 metre high wall to inside of external cladding wall.
- ⌚ LED lighting.
- ⌚ Electrical distribution centre designed for three phase electrical supply and CT metering.
- ⌚ High quality actively managed estate.

OFFICES:

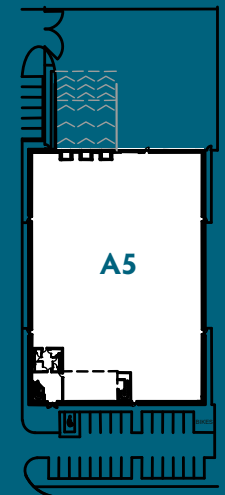
- ⌚ Feature reception area.
- ⌚ Open plan design suitable for compartmentation.
- ⌚ Gas fired heating.
- ⌚ Suspended acoustic tiled ceilings with LED lighting.
- ⌚ Painted and plastered walls.
- ⌚ Fully fitted toilets and tea station facilities.
- ⌚ Perimeter trunking.
- ⌚ Fully bonded heavy contact carpet to offices, reception and main stairs.

ACCOMMODATION

APPROXIMATE GROSS EXTERNAL FLOOR AREAS

Units A5	Sq M	Sq Ft
Warehouse	2,508	27,000
Offices	279	3,000
Total	2,787	30,000

Site area of approx. 0.65 Hectares (1.57 Acres)



UNIT A5



JOIN LEADING OCCUPIERS INCLUDING:



www.northcitybusinesspark.ie

TERMS

Available upon request.

TARGETED BER



RATES

Commercial Rates payable to Fingal County Council.

OTHER

OUTGOINGS
Available upon request.

CONTACT



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