

TO LET

Unit O3

North Ring Business Park, Santry, Dublin 9

- Superb modern warehouse with offices totalling approx. 1,001 sq.m. (10,775 sq.ft.).
- Only minutes from Dublin Airport, the Port Tunnel and Dublin City Centre.
- Located in an established and actively managed business park.
- Profile onto the M50 motorway.



**CUSHMAN &
WAKEFIELD**

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www.cushmanwakefield.ie

North Ring Business Park



01 6624455

www.rohanholdings.ie



Location

The property is located within North Ring Business Park, a high-quality development fronting the M50 Motorway. The park is accessed from the Swords Road and is just minutes from the M1/M50 interchange and Dublin Airport. To the southeast in immediate proximity to the park lies Dublin Port Tunnel providing ease of access to Dublin Port and the Eastlink Toll Bridge. Occupiers in the locality include UPS, City Air Express and DSV.

The Property

The property comprises an end of terrace unit containing warehouse and two-storey office accommodation with the benefit of 16 designated car parking spaces.

Approx. gross external floor area	sq m
Warehouse	544
Two Storey Offices	457
Total	1,001

All intending tenants are specifically advised to verify the floor areas and undertake their own due diligence.

General

- Steel portal frame construction
- Insulated metal deck roof incorporating translucent panels
- Sealed concrete floor
- Automated ground-level roller shutter door
- Eaves height approximately 8.6m
- High quality managed business park

Office

- Suspended ceilings with recessed lighting
- Painted and plastered walls
- Open plan office layout at ground floor
- Carpeted throughout
- Perimeter trunking with power / data sockets
- WC facilities on ground and first levels

Services

We understand that all mains services including three-phase power are provided and connected to the property.

Terms

New long term lease.

BER

BER C2
BER Number: 800085102
EPI: 456.59 kWh/m²/yr

Rates

Available upon request.

Service Charge

Available upon request.

Rent

On application.

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