FOR SALE

TO LET

Hi-Bay Warehouse with Offices: Unit E11, NorthCity Business Park, North Road, Dublin 11

Approx. 1,444 sq.m (15,542 sq.ft)

ROHAN

4th Floor, Block 2, Harcourt Centre, Harcourt Street, Dublin 2
Tel: (01) 662 4455 Fax: (01) 676 5404

savills

32 Molesworth Street, Dublin 2
Tel: (01) 618 1300 Fax: (01) 676 7066
Savills.ie

Hi-Bay Warehouse with Offices: Unit E11, NorthCity Business Park, North Road, Dublin 11

Site Area Approx. 0.32 ha (0.8 acres)

Location

NorthCity Business Park is a new high quality development strategically situated inside the M50 at the M2/M50 junction. Accessed directly off the N2 (North Road), NorthCity Business Park offers a unique combination of accessibility and profile within an established business area:

- The park faces directly onto the M50.
- The M50/M2 junction is less than 300m away.
- The M2 is immediately accessible.
- The park will be serviced by public transport

Accommodation Schedule

Unit E11	Sq.M.	Sq.Ft.
Warehouse	1,103	11,872
Office	341	3,670
Total	**1,444**	**15,542**

Approx gross external floor areas

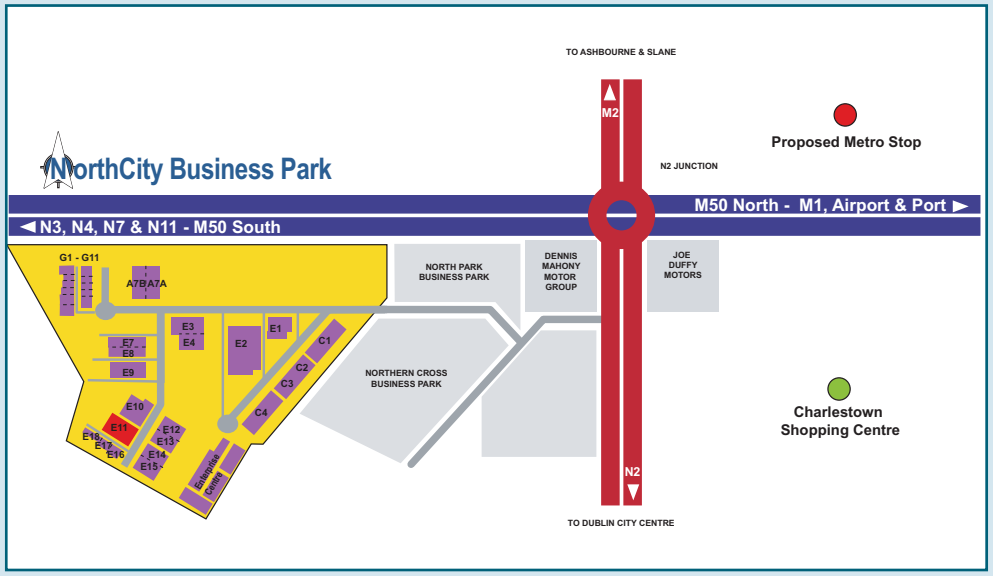
Specifications/Features

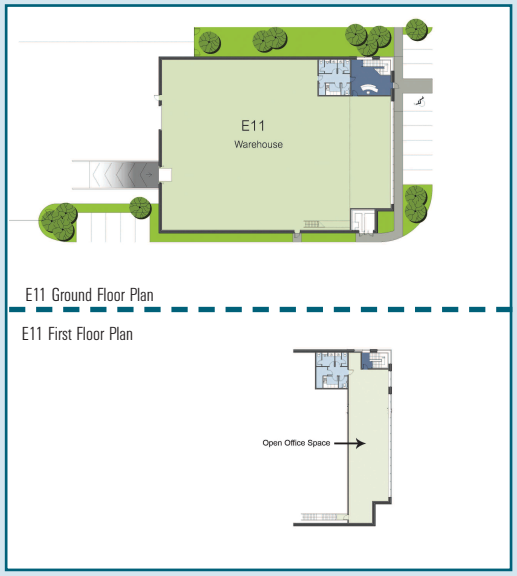
General
10m clear internal height.
1 dock leveller with tailgate loading and
1 grade level door.
Extensive secure service yard and car parking.
Min. 50kn/sq.m. (1,000 lbs/sq.ft) floor loading.
Secure high quality managed estate.

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

Details

Full Particulars including detailed specifications and drawings are available from Savills Hamilton Osborne King or Rohan Holdings Ltd. - For contact details, see below.





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