

FOR SALE
TO LET

Hi-Bay Warehouse with Offices: Unit E9, NorthCity Business Park, North Road, Dublin 11

Approx. 1,052 sq.m (11,324 sq.ft)



HIGH PROFILE UNIT WITH GENEROUS YARD
STAMP DUTY SAVINGS MAY APPLY TO EARLY PURCHASERS

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

Site Area Approx. 0.295 ha (0.73 acres)

Location

NorthCity Business Park is a new high quality development strategically situated inside the M50 at the N2/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/N2 junction is less than 300m away.
- The N2 is immediately accessible.
- The park will be serviced by public transport

Accommodation Schedule

Unit E9	Sq.M.	Sq.Ft.
Warehouse	788	8,482
Office	264	2,842
Total	1,052	11,324

Approx gross external floor areas

Specifications/Features

General

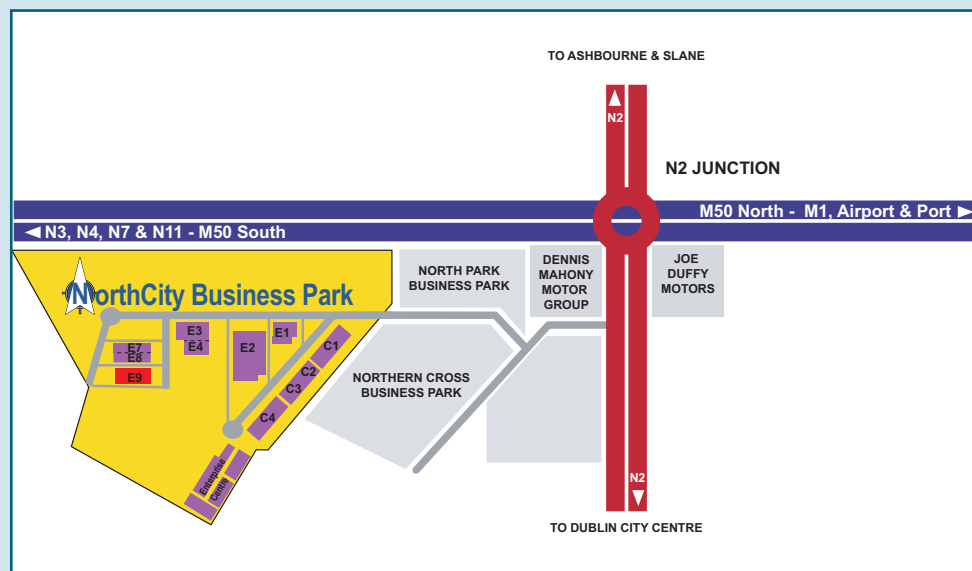
10m clear internal height.
1 dock levellers with tailgate loading and 1 roller shutter door.
Extensive secure service yard and car parking.
Min. 50kn/sq.m. (1,000 lbs/sq.ft) floor loading.
Secure high quality managed estate.

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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