

## To Let - Up to 5.5 Acres in the centre of Dublin City East Road Industrial Site, East Road, Dublin 1

- Large open yard area of up to approximately 5.5 acres (2.22 hectares) and includes three industrial units of 1,833 sq ft, 3,648 sq ft and 13,175 sq ft and an office building of 2,384sq ft .
- Yard area is capable of subdivision to accommodate multiple occupiers.
- Access directly from East Road.
- Superbly located less than 1km from Dublin Port/ Docklands, the Port Tunnel, East Link Bridge, the Point Village, the O2, the Point Luas Stop, the IFSC and Connolly Station.
- The yard area is suitable for truck parking, open storage and display areas or a market type activity.
- Competitive and flexible terms available.



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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

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## LOCATION

- The property is located along East Road adjacent to Castleforbes Business Park.
- Provides for easy access to Dublin Port Tunnel and all major arterial routes around Dublin.
- Approximately 2km north east of Dublin's city centre.
- Superbly located less than 1km from Dublin Port/Docklands, the Port Tunnel, East Link Bridge, the Point Village, the O2, the Point Luas Stop, the IFSC and Connolly Station.
- Local Authority: Dublin City Council.

## DESCRIPTION

- Yard area is approximately 5.5 acres (2.22 hectares).
- The yard is secured by concrete wall and palisade fencing.
- Access is provided by large steel gates which can easily accommodate HGV's.
- The yard area is suitable for truck parking, open storage and display areas or a market type activity.

## ACCOMMODATION

The gross external floor areas are as follows:

	ACRES	HECTARES
Yard Area	5.5	2.22

	SQ FT	M <sup>2</sup>
Offices/Stores	2,384	222
Unit 1a	3,648	339
Unit 1b	1,833	170
Unit 2	13,175	1,224

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

## SERVICES

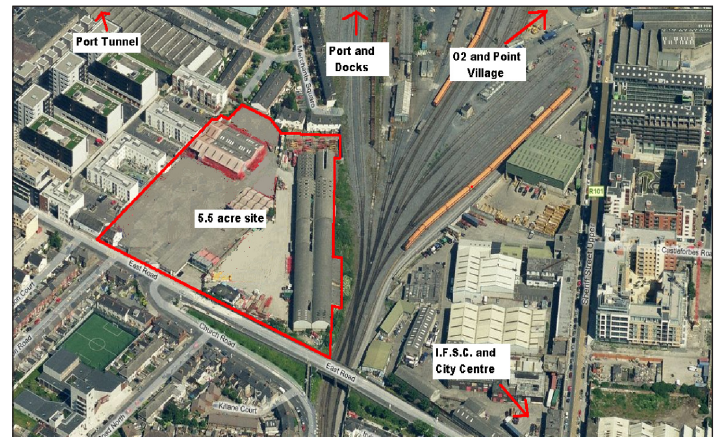
All mains services are available.

## TERMS

Short term lease/licence available.

## RENT

On application.



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