

**FOR SALE
TO LET**


NORTH City BUSINESS PARK, FINGLAS, DUBLIN 11

Unit A7 B

High-Bay Warehouse with Offices. Approx. 1,874 sq m (20,172 sq ft) on a Site of Approx. 0.42 Hectares (1.05 Acres)

- **High Profile Unit With Frontage Directly Onto The M50**
- **Access Controlled And Secure Business Park Environment**
- **Only Minutes From The M50 Motorway, Dublin Airport And The Port Tunnel**



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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:

- 10 metre internal height.
- Steel portal frame construction.
- Extensive secure service yard with depth of 33 metres.
- 2 dock levellers with tailgate loading.
- 1 roller shutter door.
- 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:

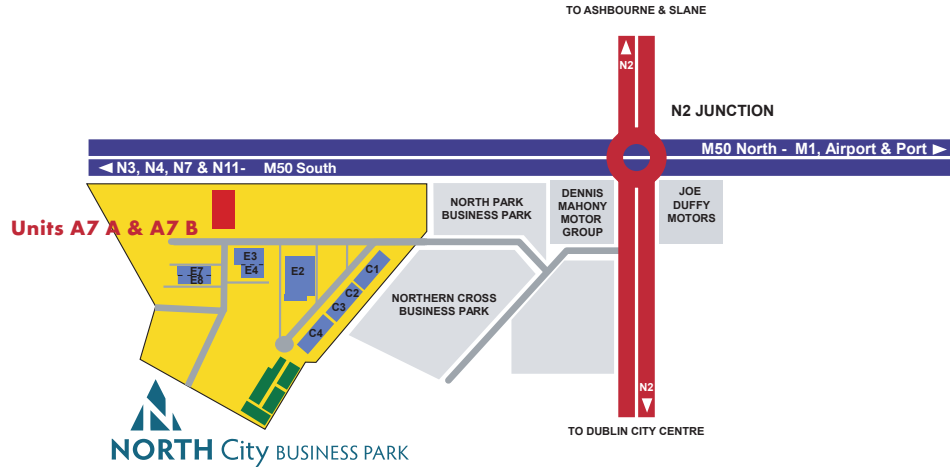
	sq.m.	sq.ft.
Warehouse	1,539	16,566
Offices	335	3,606
Total	1,874	20,172

Site area of approx. 0.42 Hectares (1.05 Acres)





NORTH City BUSINESS PARK



TERMS: Available upon request

BER: A3

BER NO: 800671570

ENERGY PERFORMANCE INDICATOR: 91.1 kWh/m²/yr 0.39

RATES: Commercial Rates payable to Fingal County Council

OTHER OUTGOINGS: Available upon request



Join leading occupiers including:



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