

TO LET

# Unit N1

North Ring Business Park, Santry, Dublin 9

M50 

PROFILE



- Superb modern warehouse with offices totalling approx. 338 sq.m. (3,639 sq.ft.).
- Clear internal height of approx. 6.3m
- 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.

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WAKEFIELD

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North Ring Business Park

ROHAN 

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# Unit N1

## North Ring Business Park, Santry, Dublin 9



### 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, Dublin City Council and DSV.

### The Property

The property comprises a terrace unit containing warehouse and two-storey office accommodation with the benefit of up to 5 designated car parking spaces.

| Approx. gross external floor area | sq m       |
|-----------------------------------|------------|
| Warehouse                         | 208        |
| Two Storey Offices                | 130        |
| <b>Total</b>                      | <b>338</b> |

All intending tenants are 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
- Clear eaves height approximately 6.3m
- High quality managed business park

### Office

- Suspended ceilings with recessed lighting
- Painted and plastered walls
- Open plan office layout at ground and first floor
- Heavy contact carpets throughout
- Perimeter trunking with power / data sockets
- WC facilities on ground and first floor 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 E1**  
BER Number: 800392797  
EPI: 519.15 kWh/m<sup>2</sup>/yr

### Rates

Available upon request.

### Service Charge

Available upon request.

### Rent

On application.

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