

A development by





UNIT A6B

M50 🛣 FOR SALE | TO LET FRONTAGE High-Bay Warehouse with Offices Approx. 1,881 sq m (20,245 sq ft) Site of Approx. 0.40 Hectares (1 Acre) → High Profile Unit With Frontage → Access Controlled And Secure Business Park Environment Only Minutes From Airport, ⊖ Generous, secure yard with BER A3 → Delivery Q4 2021 Indicative image

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UNIT A6B

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.

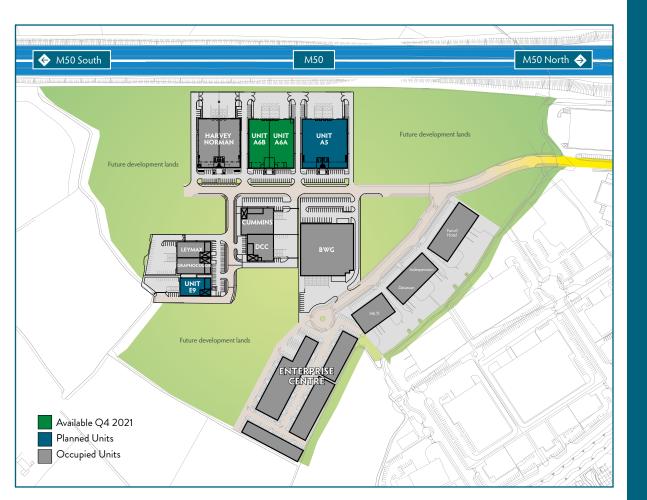
NORTH CITY BUSINESS PARK

- 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

- ⇒ LEED Silver targeted and LEED Gold for tenant fit out facilitated.
- \bigcirc 10m clear internal height.
- \bigcirc Steel portal frame construction.
- ⇒ Extensive secure service yard with depth of 33 metres.
- \bigcirc 2 dock levellers with tailgate loading.
- \bigcirc 1 roller shutter door.
- \bigcirc 60kn/m² floor loading.
- ∂ 2.4 metre high wall to inside of external cladding wall.
- \bigcirc Electric vehicle (EV) charging.
- ⇒ Electrical distribution centre designed for three phase electrical supply and CT metering.
- \bigcirc High quality actively managed estate.

Site area of approx. 0.40 Hectares (1 Acre)

ACCOMMODATION

APPROXIMATE GROSS EXTERNAL FLOOR AREAS

Units A6B	Sq M	Sq Ft
Warehouse	1,569	16,889
Offices	312	3,356
Total	1,881	20,245







OFFICES:

- \bigcirc Feature reception area.
- Open plan design suitable for compartmentation.
- \bigcirc VRF air conditioning.
- 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.



UNITA6B



JOIN LEADING OCCUPIERS INCLUDING:









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This project is registered with the certification goal of LEED Silver[®]. LEED (Leadership in Energy and Environmental Design) is a voluntary rating system to certify sustainable buildings and neighbourhoods.





Rohan Holdings is a proud member of the Irish Green Building Council. The IGBC is a non-profit organisation, launched in 2011 with member organisations and businesses from the entire value chain of the built environment. All are united in one common goal to accelerate the transformation of the built environment, related industry and supply chain to one that is sustainable through leadership, research, education and providing policy input to local and national government.

For more information, visit www.igbc.ie

TERMS Available upon request.

TARGETED BER BER A3

Commercial Rates payable to Fingal County Council.

RATES

OTHER OUTGOINGS Available upon

request.

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