

**M50**   
**FRONTAGE**



**BER A3**

Subject to planning

Indicative image

**FOR SALE | TO LET**

High-Bay Warehouse  
with Offices

Approx. 2,298 sq m  
(24,741 sq ft)

Site of Approx. 0.50  
Hectares (1.23 Acres)

- ➔ High Profile Unit With Frontage Directly Onto The M50
- ➔ Access Controlled And Secure Business Park Environment
- ➔ Only Minutes From Airport, Port Tunnel, M50 And M1 Motorways
- ➔ Generous, secure yard with approx. depth of 33 metres

# NORTH City BUSINESS PARK

FINGLAS | DUBLIN 11

## UNIT A4A

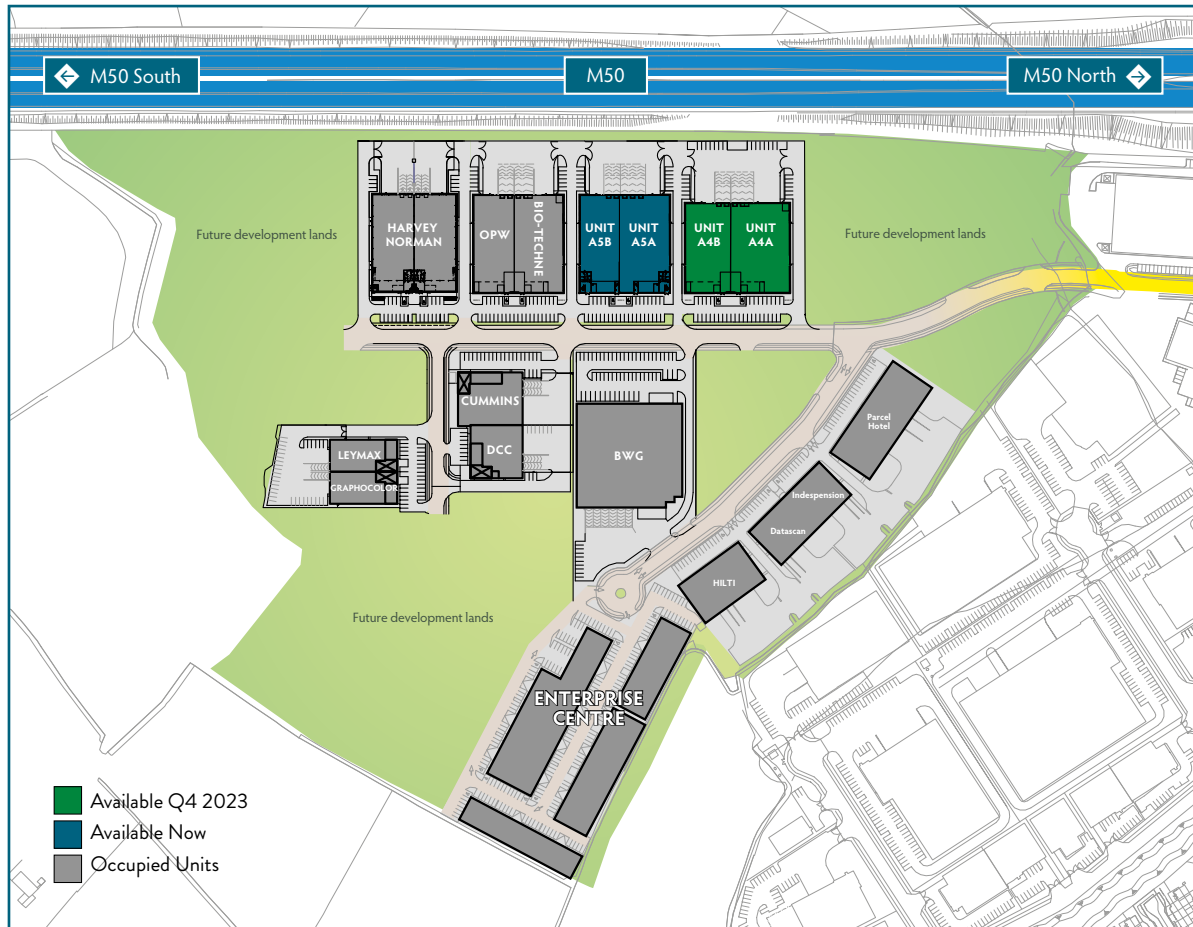
### LOCATION

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.
- ⌚ 12m clear internal height.
- ⌚ Steel portal frame construction.
- ⌚ Extensive secure service yard with depth of approx. 33 metres.
- ⌚ 3 dock levellers with tailgate loading.
- ⌚ 1 roller shutter door.
- ⌚ 60kn/m<sup>2</sup> floor loading.
- ⌚ 2.4 metre high wall to inside of external cladding wall.
- ⌚ Electric vehicle (EV) charging.
- ⌚ Electrical distribution centre designed for three phase electrical supply and CT metering.
- ⌚ High quality actively managed estate.

### OFFICES / AMENITIES

- ⌚ Feature reception area.
- ⌚ Open plan design suitable for compartmentation.
- ⌚ Shower and staff changing facilities at ground and first floor.
- ⌚ 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.

## ACCOMMODATION

### APPROXIMATE GROSS EXTERNAL FLOOR AREAS

Units A4A	Sq M	Sq Ft
Warehouse	1,983	21,345
Offices	315.5	3,396
<b>Total</b>	<b>2,298.5</b>	<b>24,741</b>

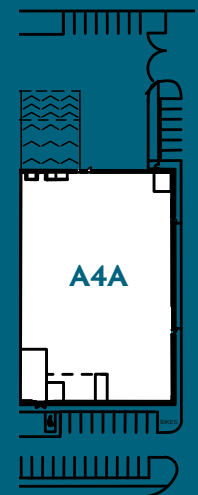
Site area of approx. 0.50 Hectares (1.23 Acres)



Similar Unit



Similar Unit





**NORTH City BUSINESS PARK**  
FINGLAS | DUBLIN 11

**UNIT A4A**



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](http://www.igbc.ie)



**TERMS**

Available upon request.

**TARGETED BER**



**RATES**

Commercial Rates payable to Fingal County Council.

**OTHER**

**OUTGOINGS**  
Available upon request.

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