6 AIRWAYS INDUSTRIAL ESTATE

SANTRY

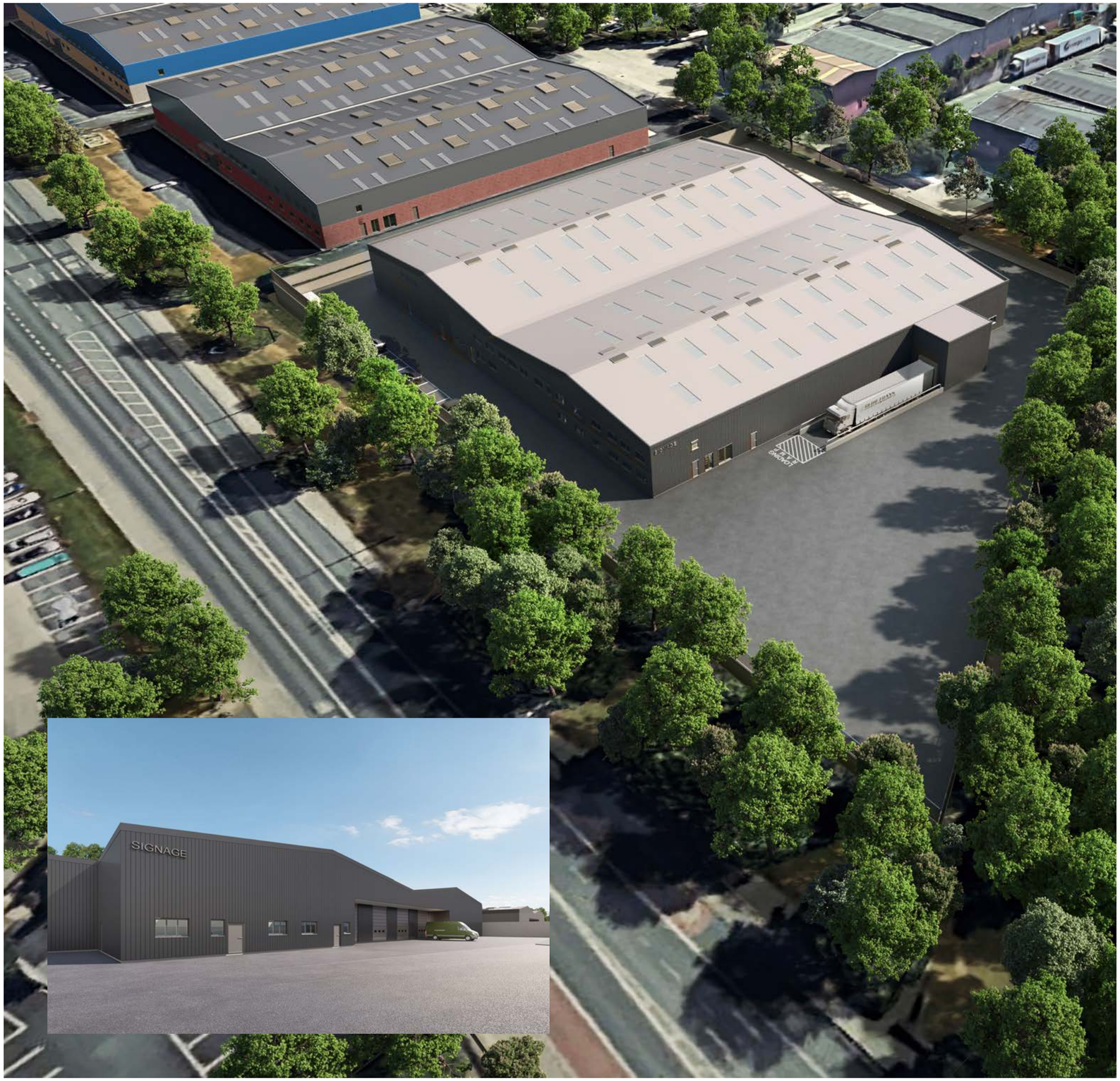
TO LET

FULLY REFURBISHED DISTRIBUTION WAREHOUSE &
OFFICES IN A PRIME, CONNECTED LOCATION

DublinAirport

M50 Concession Limited

DUBLIN TUNNEL



6

AIRWAYS INDUSTRIAL ESTATE

SANTRY

UNIT 6 AIRWAYS INDUSTRIAL ESTATE COMBINES EXCEPTIONAL ACCESSIBILITY WITH MODERNISED, SUSTAINABLE WAREHOUSING AND OFFICES

Key Features

- FULLY REFURBISHED THROUGHOUT
- JUST 5 MINS DRIVE TO BOTH DUBLIN AIRPORT AND THE M50 MOTORWAY, AND 7 MINS TO THE PORT TUNNEL.
- 1 NO. DOCK LEVELLER AND 4 NO. LEVEL ACCESS DOORS
- 6 M. INTERNAL EAVES HEIGHT
- AIR SOURCE HEAT PUMP
- DETACHED WAREHOUSE & OFFICES ON A SELF-CONTAINED SITE
- 2 MINS WALK TO BUS STOP SERVED BY 8 DIFFERENT BUS ROUTES

BER B1
TARGETED

BREEAM Very Good

Warehouse

- NEW TWIN-SKIN INSULATED METAL DECK ROOF INCLUDING TRANSLUCENT ROOF PANELS
- LED LIGHTING THROUGHOUT
- NEW ATTRACTIVE, TWIN-SKIN, INSULATED PROFILE METAL WALL CLADDING
- NEW EXTENSION WITH DOCK LEVELLER
- 4 NO. NEW, RECESSED LEVEL ACCESS DOORS
- 6 M. INTERNAL EAVES HEIGHT
- REFURBISHED DISPATCH OFFICES WITH TRADE COUNTER ENTRANCE

Offices

- RE-FITTED IN AN OPEN PLAN LAYOUT
- SUSPENDED CEILINGS WITH LED LIGHTING AND PIR MOTION SENSORS
- AIR SOURCE HEAT PUMP SYSTEM
- KITCHENETTE
- NEW SHOWERS AND TOILETS

Accommodation

	Sq. m.	Sq. ft.
Warehouse	3,219	34,649
2 Storey Offices & Staff Facilities	667	7,180
Dispatch Offices	66	710
Plant Room	31	334
TOTAL	**3,983**	**42,873**

Measurement Application - Gross External.



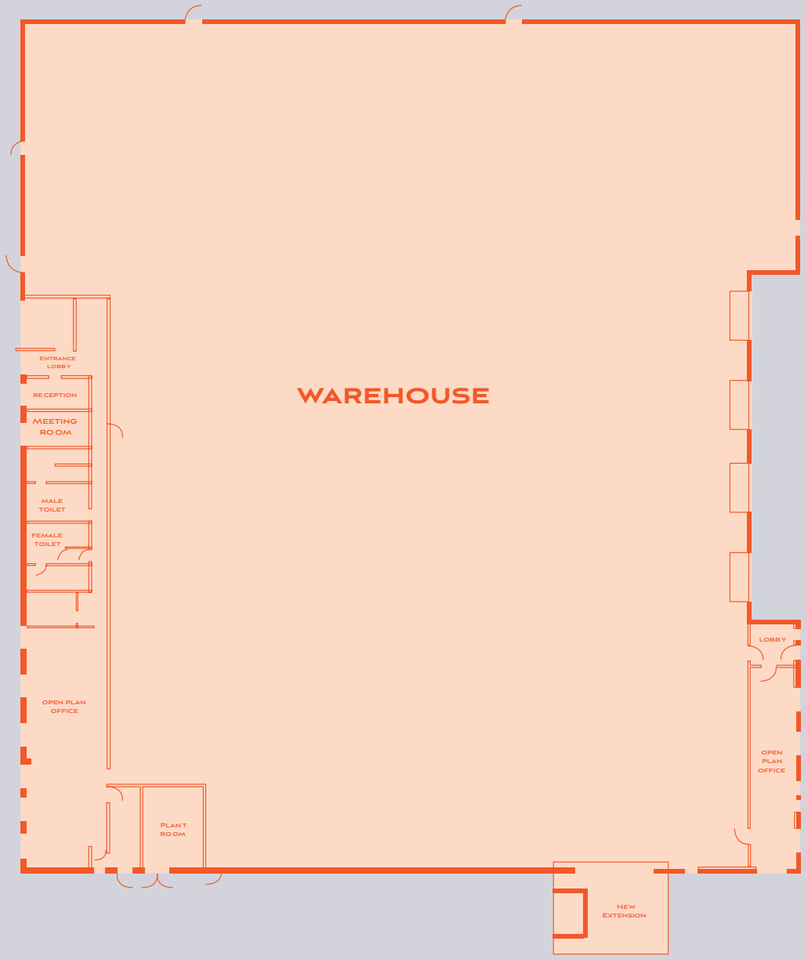


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Specification

The refurbishment programme addresses 3 key areas for occupiers: 1) environmental sustainability 2) staff welfare and 3) loading access.

Ground Floor



GPS:
53.40483893745325,
-6.238943589969106

Eircode:
D17 HV27

Drive Times

Location	Mins
M50 (Junction 3) / M1	5
M50 (Junction 4) / Ballymun	7
Dublin Airport Entrance	5
Dublin Port Tunnel	7
City Centre	19

Source: Google Maps (Without Traffic)



Rent

ON APPLICATION

Sustainability



Targeted



joint Agents



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