HARVEY

INDUSTRIAL PROPERTY SPECIALISTS

HARVEY.IE



Unit 16 Old Quarry Campus, Northwest Business Park, Ballycoolin, D15 PV0H

TO LET

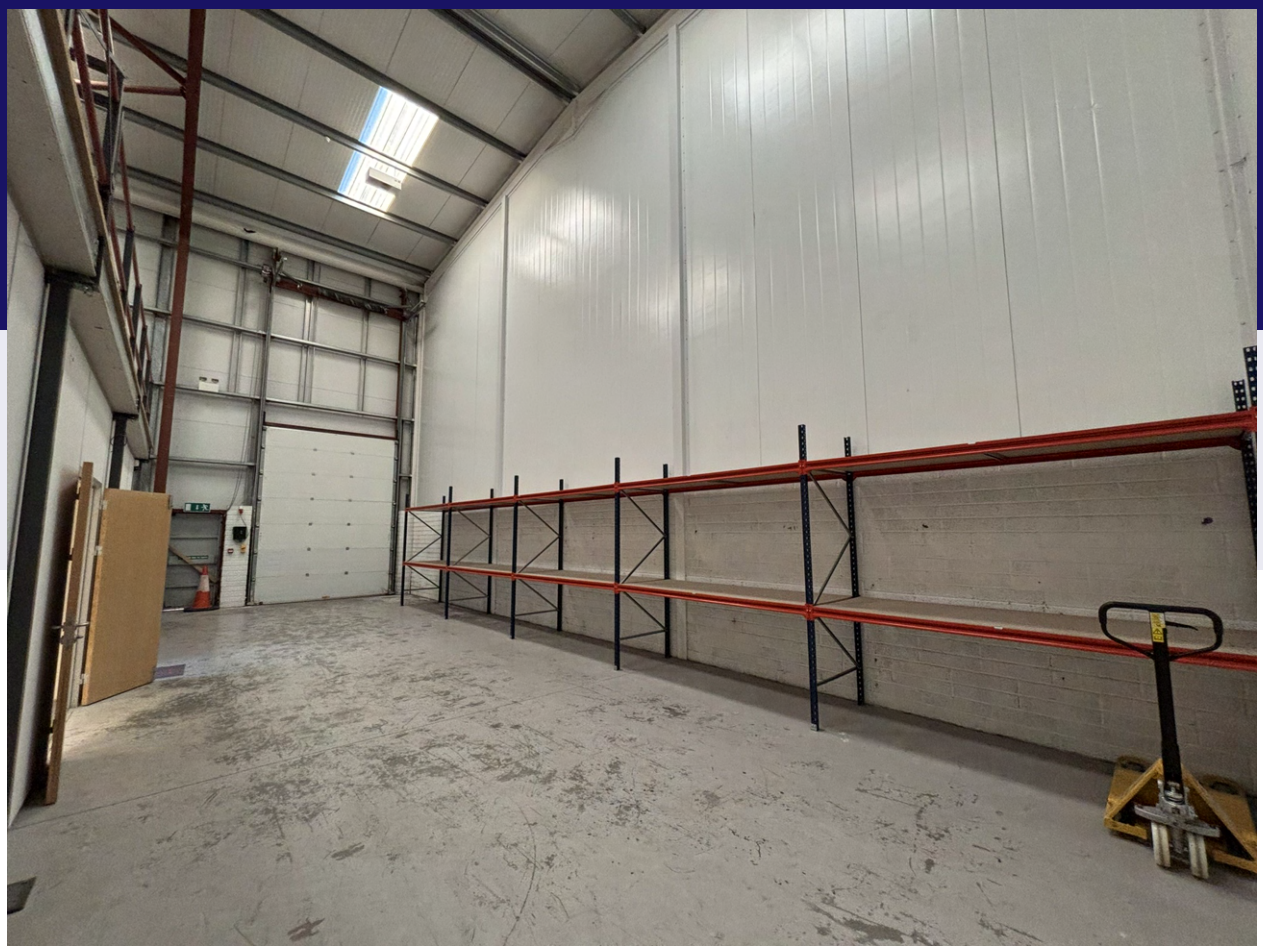
BER C

363 sq m

8 m Clear Internal Height

Fully Fitted Offices & Staff Facilities

Attractively Finished, Warehouse & High Office Content Unit in a Profile Position in a Popular Business Location



LOCATION HIGHLIGHTS

- Unit 16 is situated in the heart of Northwest Business Park, a proven industrial and logistics hub with excellent connectivity.
- Strategically positioned adjacent to the M50 and N2, providing excellent access to Dublin Airport, Dublin City Centre and the national road network.
- 2.0 km from the N3 / M50 Interchange (Junction 6) and approximately 4.5 km from the N2 / M50 Interchange (Junction 5).
- Occupiers in the vicinity include Amazon, DSV, Kuehne & Nagel, Rhenus, Schug & Jabil.

PROPERTY FEATURES

Warehouse

- Modern, attractively finished, end of block warehouse & office unit.
- Twin skin insulated metal deck roof incorporating approximately 10% translucent panels.
- Loading access via 1 No. grade level loading door, measuring 2.9 m wide x 4.1 m high.
- 8 m clear internal height to full height space.
- Steel portal frame construction.
- Reinforced concrete floor.

PROPERTY FEATURES (CONTINUED)

Offices & Staff Facilities

- 2 storey offices & staff facilities located at the front of the property and in turnkey condition.
- Canteen area & 2 no. WCs.
- Finishes include: canteen, shower, suspended ceilings with recessed light fittings, a mixture of carpeted & laminate floor coverings, GFCH, intruder alarm etc.

General

- 6 No. designated car parking spaces.
- 3 phase power.
- Please note, we have note tested any apparatus, fixtures, fittings or services. Intending tenants must undertake their own investigation into the working order of these items.



ACCOMMODATION (sq m)

Measurement Application - Gross External

Warehouse (Full Height)	97
Warehouse (Sub Mezzanine)	60
Two Storey Offices & Staff Facilities	206
TOTAL	**363**
Boiler	60

Intending tenants are specifically advised to verify all information, including floor and site areas. See DISCLAIMER.

LEASE & ANNUAL RENT

On application.

BER

BER: C
BER No. 801197757
Annual Primary Energy: 393.14 kWh/(m^2.y)

INSPECTION

By appointment with Sole Agent, HARVEY.



DRIVE TIMES	MINS
M50 Motorway Junction 5 (N2)	8
M50 Motorway Junction 6 (N3)	8
Dublin International Airport	15
Dublin Port Tunnel	14
Dublin City Centre	18

(Source: Google Maps without traffic)

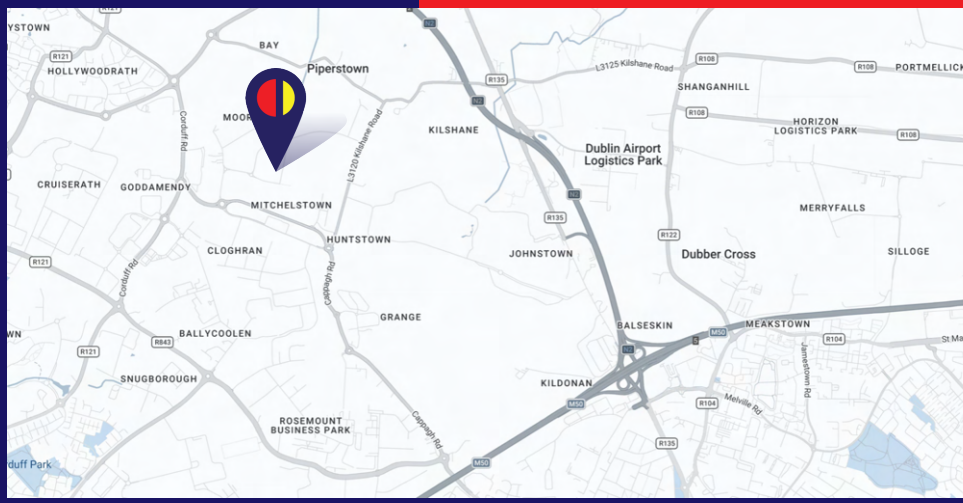
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HARVEY

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PSRA Licence No. 002027



DISCLAIMER
Particulars are set out as a general outline for potential purchasers / tenants and whilst every care has been taken in their preparation, they do not constitute an invitation to treat, or an offer or contract of any kind. All descriptions, floor areas, site areas, dimensions, plans, maps, computer generated images, references to condition, permissions or licences of use or occupation, access and other details, are for guidance purposes only and may be subject to change. The particulars and information are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely upon them as statements or representations of fact, and is specifically advised to satisfy themselves as to their accuracy by carrying out their own due diligence at their own expense. No principal or employee of William Harvey Ltd t/a HARVEY has any authority to make or give any representation or warranty in respect of any property and no liability will be accepted in respect of any loss suffered by any intending purchaser / tenant or third party arising out of information contained on these web pages, brochures or given verbally. Prices and/or annual rents are quoted exclusive of VAT and any other applicable taxes that the purchaser / tenant will be liable for and the purchaser/tenant must satisfy themselves independently as to the incidence of VAT, stamp duty and all additional outgoings or associated acquisition costs in respect of any transaction.