

For Sale/To Let

Unit A7B NorthCity Business Park

North Road, Dublin 11

A QUALITY **ROHAN**  DEVELOPMENT



High Profile Unit with Generous Loading and Parking Space
Adjacent to the M50 / N2 Junction

- 1,874 sq. m.
- 10 m. Clear Internal Height
- 2 No. Dock Levellers & 1 No. Roller Shutter Door

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LOCATION HIGHLIGHTS

NorthCity Business Park is a new high quality development strategically situated inside the M50 at the N2/M50 junction. Accessed directly off the N2 (North Road), NorthCity Business Park offers a unique combination of accessibility and profile within an established business area:

- The Park faces directly onto the M50.
- The M50 / N2 Junction is less than 300m away.
- The N2 is immediately accessible.
- The Park will be serviced by public transport.

PROPERTY FEATURES

General

- 10m clear internal height.
- 2 dock levellers with tailgate loading and 1 roller shutter door per unit.
- Extensive secure service yard and car parking.
- Min. 50kn / sq. m. (1,000 lbs / sq. ft.) floor loading.
- Secure high quality managed estate.

Offices

- Feature reception area.
- Open plan design suitable for compartmentation.
- Heating.
- Suspended ceilings with Cat. 2 lighting.
- Fully fitted toilets, tea stations.
- Perimeter skirting trunking.
- Please note we have not tested any apparatus, fixtures, fittings, or services. Intending purchasers / tenants must undertake their own investigation into the working order of these items.

ACCOMMODATION

Measurement Application - Gross External

	Sq. M.
Warehouse	1,539
Offices	335
TOTAL	1,874

SITE AREA

0.425 ha. / 1.55 acres approximately.

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

DETAILS

Full particulars including detailed specifications and drawings are available from William Harvey & Co.

DISCLAIMER

These 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, 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 employee or principal of William Harvey & Co. Limited has any authority to make or give any representation or warranty in respect of the property and no liability will be accepted in respect of any loss suffered by any intending purchaser / tenant or third party arising out of these particulars or information. Prices / rents are quoted exclusive of VAT and any other applicable taxes that the purchaser / tenant will be liable for.

TARGETED BER DETAILS

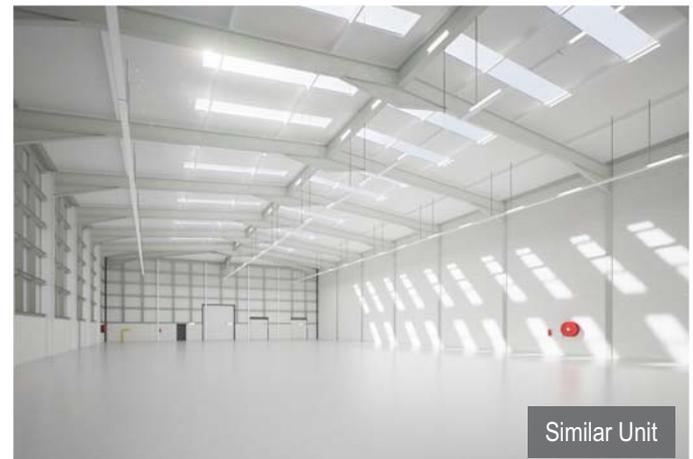
BER: A3

BER No.: TBC

Energy Performance Indicator: 109 kWh/m²/yr

TERMS

On application.



William Harvey & Co. Limited

Registered in Ireland No. 72737

6/7 Greenmount House

Harold's Cross

Dublin 6w

T: +353 1 4532755

E: info@williamharvey.ie

W: www.williamharvey.ie

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