



Silverdale Facility, Herberton Road, Rialto, Dublin 8

TO LET**BER E2**1,818 Sq. m. +
1,064 sq. m.1.5 Acre
SiteLUAS Stop
800 Metres Away

Secure, Industrial / Warehouse and Office Unit
With Large Yard and Additional Dry Storage.
Convenient to City Centre & All Main Arterial Routes



LOCATION HIGHLIGHTS

- Very convenient for businesses serving the City Centre.
- Adjoining Rialto Ford.
- Central location 240 m. from the Grand Canal.
- Within a 10 minute walk of Rialto LUAS Stop.

PROPERTY FEATURES

Industrial/Warehouse

- Modern, detached building.
- Twin skin insulated metal deck roof incorporating approximately 10% translucent panels.
- Clear internal height - 5.7 m.
- 3 No. automated full height grade loading doors.
- Fluorescent strip lighting.
- Concrete block walls to full height.
- Oil heating connection.

PROPERTY FEATURES CONTINUED

Dry Storage Building

- Clear Internal Height - 5 m.
- 3 No. grade level loading doors.
- Concrete block walls to full height.
- Angle iron truss frame with galvanised barrel vaulted roof.

Offices & Staff Facilities

- Ground floor offices, staff canteen & WCs.
- Perimeter trunking with power and data cabling.
- Fluorescent strip lighting.
- Electric heating.

General

- Secure site with large gated yard.
- Flood lighting.
- Please note we have not 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

Main Building	
Industrial / Warehouse	1,741
Ground Floor Offices	77
TOTAL	1,818

Dry Storage Building	
Industrial / Warehouse	1,064
TOTAL	1,064

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

SITE AREA

0.61 ha. / 1.5 acres.

BER

BER: E2
 BER No. 800292641
 Energy Performance Indicator: 598 kWh/m²/yr

LEASE

On application.

ANNUAL RENT

On application.



DRIVE TIMES	MINS
N7 (Naas Road)	5
Dublin City Centre	17
M50 Motorway Junction 7	12
M50 Motorway Junction 9	10
Dublin Port Tunnel	25

(Source: Google Maps without traffic)

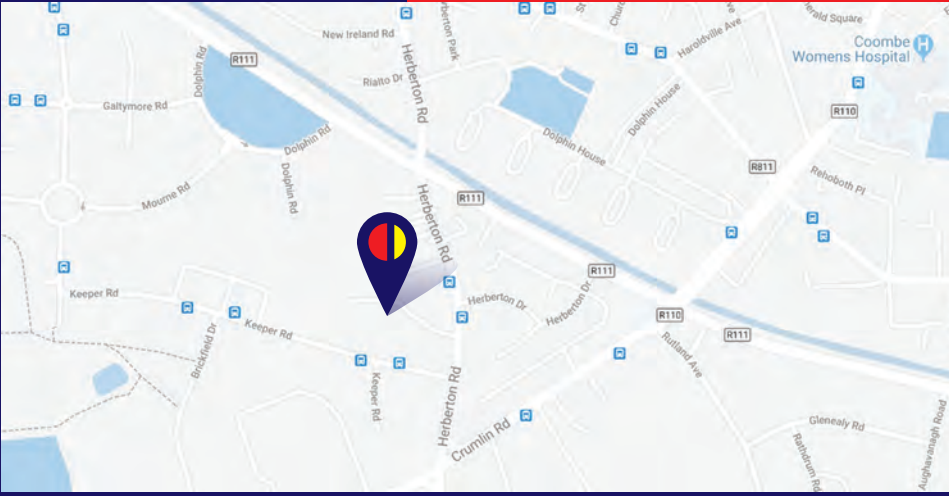
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