



# Unit C2 North City Business Park North Road, Finglas, D11 PH30

**FOR SALE / TO LET**

**BER D1**



1,119 Sq. m.



10.6 m. Clear Internal Height



34.3 m. Yard Depth

Modern, Semi Detached, High Bay Industrial / Warehouse & Office Unit with Large Private Yard to Rear



## LOCATION HIGHLIGHTS

- North City Business Park is a high quality development strategically situated inside the M50 Motorway at the N2 / M50 Junction 5.
- The recent repositioning of the security hut at the North Road access has further improved the speed of exit from the development.
- 8.8 km north west of Dublin city centre.
- 8 km to Dublin International Airport.
- 9.4 km to Dublin Port Tunnel.
- Occupiers in the Park include, Cummins Ireland, Value Centre, Parcel Motel, BWG, Dublin City Council, Hilti and Datascan.

## PROPERTY FEATURES

### General

- Superb, modern, high bay industrial / warehouse & office unit.
- Concrete surfaced yard - 34.3 m. x 30.8 m. with sliding gate.
- 10 forecourt car parking spaces.
- Attractive design with architectural cladding and banded windows on the façade.

### Industrial / Warehouse

- 10.6 m. clear internal height.
- Twin skin insulated metal deck roof with approximately 10% translucent panels.
- 1 No. automated level access loading door and 1 No. dock leveller (ramp has been filled in).
- Workshop area constructed with block walls offering overhead storage.
- Additional non-structural mezzanine storage.



## PROPERTY FEATURES CONTINUED

### Offices

- Attractive ground floor reception, tea station and WC.
- First floor offices in a mix of open plan and cellular accommodation, ladies & gents toilet accommodation and tea station.
- Finishes include suspended ceilings, recessed light fittings, electric storage heating, etc.
- 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.

### BER

BER: D1

BER No. 800711475

Energy Performance Indicator: 1187 kWh/m<sup>2</sup>/yr

## ACCOMMODATION (Sq. m.)

Measurement Application - Gross External

Industrial / Warehouse and Workshop	640
Industrial / Warehouse - Single Height	177
Offices & Staff Facilities	302
<b>TOTAL</b>	<b>1,119</b>

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

### TERMS

On application.



DRIVE TIMES	MINS
M50 Motorway Junction 5 (N2)	3
M50 Motorway Junction 6 (N3)	6
Dublin International Airport	9
Dublin Port Tunnel	10
Dublin City Centre	18

*(Source: Google Maps without traffic)*

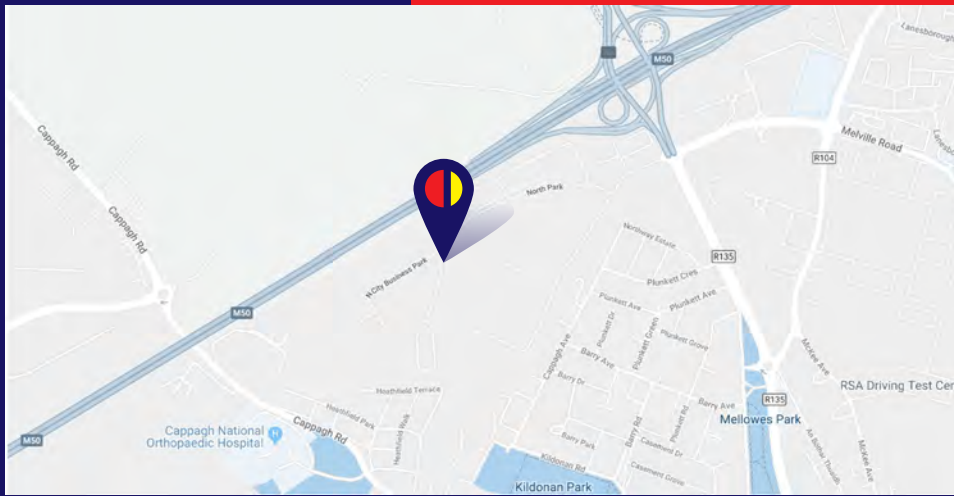
**GPS: 53.39863, -6.31957**



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**DISCLAIMER**

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