



Units 107A & 107B Lagan Road, Dublin Industrial Estate, Glasnevin, D11 W256

FOR SALE / TO LET

BER B2 B3



929 Sq. m.



6.9 m. Clear Internal
Height



LUAS Stop 650
Metres Away

2 No. Modern, Semi-Detached Industrial &
Office Units on a Self Contained & Gated Site
of Approximately 0.42 Acre



Boundaries For Indicative Purposes Only

LOCATION HIGHLIGHTS

- The property is situated on Lagan Road within Dublin Industrial Estate, 650 metres from Broombridge LUAS Stop.
- The estate is one of the longest established industrial estates in Dublin.
- Prime location only 5 km North West of Dublin City Centre.
- The estate lies on the south west side of Finglas Road, approximately 4.5 km from the M50 Motorway Interchange at Finglas (Junction 5).
- The M50 Motorway provides access to all arterial routes to and from the City, Dublin International Airport and the Port Tunnel.

PROPERTY FEATURES

Industrial Spaces

- 2 No. Modern, semi-detached industrial & office units.
- Steel frame construction with internal perimeter block work walls to part height, smooth cement rendered & painted internally.
- External elevations are a combination of colour co-ordinated pebble, vertical insulated cladding and forticrete block.
- The roofs are of twin skin insulated metal decking incorporating approximately 10% translucent roof lights in the industrial areas.
- The industrial areas have reinforced concrete floors and are fitted with high output lighting.

PROPERTY FEATURES CONTINUED

Industrial Spaces

- Metal trunking for power has been installed around the perimeter of the industrial spaces.
- The clear internal heights of the industrial spaces are 6.9 m.
- Loading access is provided to the front of each of the units via 1 No. automated steel roller shutter door, 3.7 m. wide x 5 m. high.

Offices & Staff Facilities

- Two storey integral offices are situated to the front of each unit with curved finishes externally.
- Office finishes include plastered & painted walls, carpet covered floors, suspended ceilings incorporating recessed light fittings, double glazed windows and heating.

General

- There are a total of 22 designated car parking spaces with each of the units having 6 No. car parking spaces to the front and with the additional 10 No. car parking spaces to the side of Unit 107B.
- 3 No. gated entrances.
- 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 (Sq. m.)

Measurement Application - Gross External

UNIT 107A	
Industrial Space	347
Two Storey Offices & Staff Facilities	117
TOTAL	464

UNIT 107B	
Industrial Space	350
Two Storey Offices & Staff Facilities	115
TOTAL	465

COMBINED TOTAL	929
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Intending purchasers / tenants are specifically advised to verify all information, including floor areas. See DISCLAIMER.

BER

BER: B2-B3
 BER No's. 800141541 - 800141558
 Energy Performance Indicator's: 261 - 233 kWh/m²/yr

TITLE

Freehold.

TERMS

Asking Price - On application.

The property is available on a long term lease on a full repairing and insuring basis, incorporating provision for rent reviews at 5 year intervals. Please note that an early break option will not be entertained.

The property is For Sale or To Let in its entirety only.

INSPECTION

By appointment with Sole Agent, HARVEY.



DRIVE TIMES	MINS
Broombridge LUAS Stop	1
R135 (Finglas Road)	5
N2/M50 Interchange (Junction 5)	8
Dublin International Airport	17
Dublin Port Tunnel	17

(Source: Google Maps without traffic)

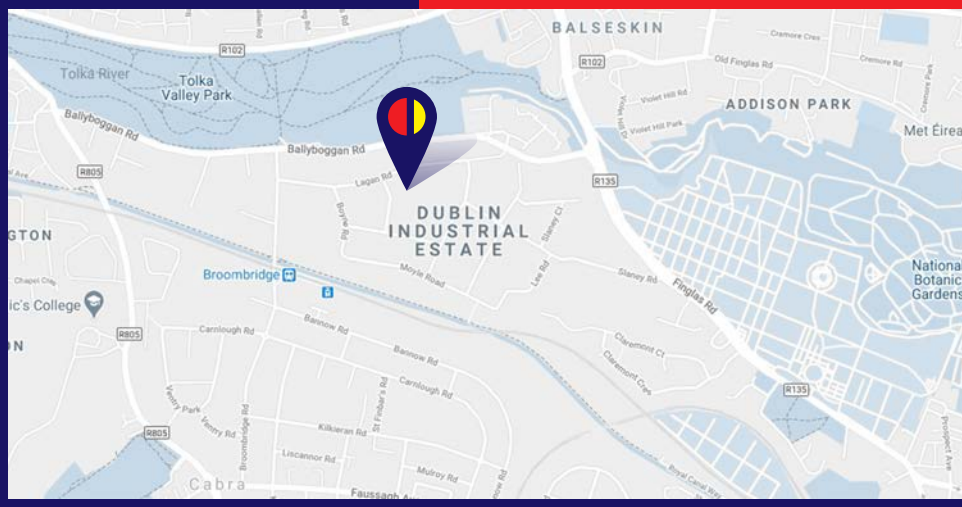
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DISCLAIMER

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