



## Unit 3 Finglas Business Centre, Jamestown Road, Finglas, D11 XW21

**TO LET**

**BER E1**



282 Sq. m



3 Phase  
Power



M50 Motorway  
Access

Modern, Centre of Terrace , Industrial & Office  
Unit, with Additional Non-Structural Mezzanine

## PROPERTY FEATURES

- Bright, industrial & office unit with easy access to the M50 Motorway.
- Clear internal height - 7.2 m.
- Loading access is provided to the front via a full height electrically operated sectional door, 3.8 m. wide x 3.1 m. high.
- Metal deck roof, incorporating translucent rooflights.
- Reinforced concrete floor.
- Non-structural mezzanine of approximately 179 sq. m. to industrial space.
- Block walls to full height throughout.
- Single and three phase power supplies.
- Fully fitted, two storey office accommodation. Finishes include, plastered & painted walls, suspended ceilings with recessed light fittings, part A/C, electric storage heating, intruder alarm, etc.
- 3 No. designated car parking spaces.
- Located with an actively managed Business Park.
- 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

Industrial	181
Two Storey Offices & Staff Facilities	101
<b>TOTAL</b>	<b>282</b>
Non-Structural Mezzanine	114
Additional Office	65

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

## LEASE & ANNUAL RENT

On application.

## BER

BER: E1

BER No. 800569550

Energy Performance Indicator: 444 kWh/m<sup>2</sup>/yr

## DRIVE TIMES

## MINS

M50 Motorway Junction 5	7
M1 / M50 Motorway Interchange	10
Dublin International Airport	14
Dublin Port Tunnel	20
Dublin City Centre	28

(Source: Google Maps without traffic)



GPS: 53.39859, -6.2944



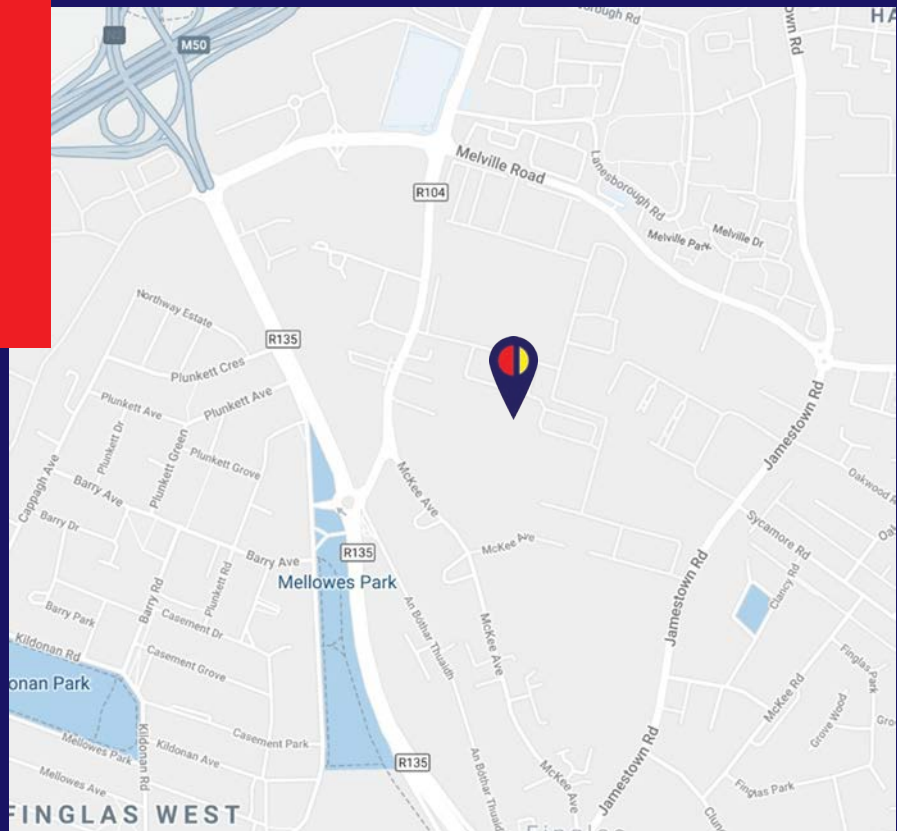
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## DISCLAIMER

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