

**M50**   
**FRONTAGE**

**BER A3**

\* subject to final planning grant



Indicative image

**FOR SALE | TO LET**

High-Bay Warehouse  
with Offices.

Approx. 2,787 sq m  
(30,000 sq ft)

Site of Approx. 0.65  
Hectares (1.57 Acres)

- ➞ High Profile Unit With Frontage Directly Onto The M50
- ➞ Access Controlled And Secure Business Park Environment
- ➞ Only Minutes From Airport, Port Tunnel, M50 And M1 Motorways
- ➞ Generous, secure yard with approx. depth of 33 metres



# **NORTH City BUSINESS PARK** FINGLAS | DUBLIN 11

## UNIT A5

### LOCATION

North City Business Park is a high quality development fronting the M50 motorway in one of Dublin's most accessible commercial locations. North City Business Park is strategically located at M50 Junction 5 (where it intersects with the North Road/N2). It adjoins key centres of employment and amenities including Charlestown Shopping Centre. With immediate access to the M50 Motorway, the park benefits from rapid motorway access to all of the main arterial routes to and from the city centre, to the Port Tunnel and to Dublin Airport.

### NORTH CITY BUSINESS PARK

- ➔ has immediate access to the M50/M2 motorway junction (J5),
- ➔ has frontage of over 200 metres directly onto the M50,
- ➔ is within 10 minutes' drive time of the Port Tunnel and Dublin Airport,
- ➔ has over 20 acres of industrial land available for development.







## SPECIFICATIONS/FEATURES

### GENERAL

- ➔ Min. 10 metre internal height.
- ➔ Steel portal frame construction.
- ➔ Extensive secure service yard with depth of 33 metres.
- ➔ Min. 3 dock levellers with tailgate loading.
- ➔ Min. 2 roller shutter doors.
- ➔ 50kn/m2. (1,000 lbs. / sq.ft.) floor loading.
- ➔ 2.4 metre high wall to inside of external cladding wall.
- ➔ LED lighting.
- ➔ Electrical distribution centre designed for three phase electrical supply and CT metering.
- ➔ High quality actively managed estate.

### OFFICES:

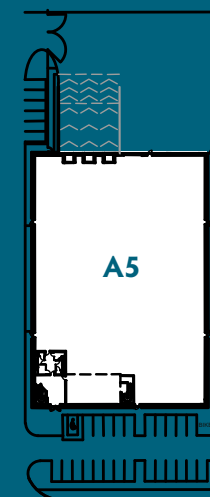
- ➔ Feature reception area.
- ➔ Open plan design suitable for compartmentation.
- ➔ Gas fired heating.
- ➔ Suspended acoustic tiled ceilings with LED lighting.
- ➔ Painted and plastered walls.
- ➔ Fully fitted toilets and tea station facilities.
- ➔ Perimeter trunking.
- ➔ Fully bonded heavy contact carpet to offices, reception and main stairs.

## ACCOMMODATION

### APPROXIMATE GROSS EXTERNAL FLOOR AREAS

Units A5	Sq M	Sq Ft
Warehouse	2,508	27,000
Offices	279	3,000
<b>Total</b>	<b>2,787</b>	<b>30,000</b>

Site area of approx. 0.65 Hectares (1.57 Acres)



## UNIT A5



### JOIN LEADING OCCUPIERS INCLUDING:



[www.northcitybusinesspark.ie](http://www.northcitybusinesspark.ie)  
[www.rohanholdings.ie](http://www.rohanholdings.ie)

### TERMS

Available upon request.

### TARGETED BER



### RATES

Commercial Rates payable to Fingal County Council.

### OTHER

**OUTGOINGS**  
Available upon request.

### CONTACT



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