

TO LET

Unit 01

North Ring Business Park, Santry, Dublin 9

- Superb modern warehouse with offices totalling approx. 511 sq.m. (5,501 sq.ft.).
- Only minutes from Dublin Airport, the Port Tunnel and Dublin City Centre.
- Located in an established and actively managed business park.
- Profile onto the M50 motorway.



01 639 9300
www.sherryfitz.ie/commercial

North Ring Business Park



01 6624455
www.rohanholdings.ie

Unit 01

North Ring Business Park, Santry, Dublin 9



Location

The property is located within North Ring Business Park, a high-quality development fronting the M50 Motorway. The park is accessed from the Swords Road and is just minutes from the M1/M50 interchange and Dublin Airport. To the southeast in immediate proximity to the park lies Dublin Port Tunnel providing ease of access to Dublin Port and the Eastlink Toll Bridge. Occupiers in the locality include UPS, City Air Express and DSV.

The Property

The property comprises an end of terrace unit containing warehouse and two-storey office accommodation with the benefit of 6 designated car parking spaces.

Approx. gross external floor area	sq m
Warehouse	306
Two Storey Offices	205
Total	511

All intending tenants are specifically advised to verify the floor areas and undertake their own due diligence.

General

- Steel portal frame construction
- Insulated metal deck roof incorporating translucent panels
- Sealed concrete floor
- Automated ground-level roller shutter door
- Eaves height approximately 8.6m
- High quality managed business park

Office

- Suspended ceilings with recessed lighting
- Painted and plastered walls
- Open plan office layout
- Carpeted throughout
- Perimeter trunking with power / data sockets
- WC facilities on ground and first levels

Services

We understand that all mains services including three-phase power are provided and connected to the property.

Terms

New long term lease.

BER

BER Rating: E2
BER Number: 800122384
EPI: 671.77 kWh/m²/yr

Rates

Available upon request.

Service Charge

Available upon request.

Rent

On application.

The Lessor gives note that the particulars and information contained in this brochure does not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. The Lessor shall not be liable for any loss suffered by an intending Lessee or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Lessee shall be liable for any VAT arising on the transaction.