HIGH PROFILE SHOWROOM/INDUSTRIAL FACILITY

UNIT 16 NORTH PARK
North Road, Finglas, Dublin 11

For Sale
BY PRIVATE TREATY

Quality Three Storey Showroom/Industrial Premises

499 sq. m (5,375 sq. ft.)

• End of terrace modern industrial/showroom facility extending to a GEA of approx. 499 sq. m (5,375 sq. ft.).

• Steel frame two storey mezzanine has been installed providing an additional floor area of 927 sq. m (9,973 sq. ft.).

• Secure dedicated yard/parking area to the western elevation.

• Occupiers in the immediate area include Hilti Ireland, BWG, Parcel Motel, ECI Lighting, U Store It, Doors Plus Floors and Fleetwood Paints.
**Location**

North Park is a modern secure business campus, directly fronting the M50 at the North Road N2 / M50 Junction.

This high-profile location provides immediate access to the M50, Dublin Airport, Dublin City Centre, the Port Tunnel, the N2 Motorway and all of the main national and primary routes via the M50 motorway.

Occupiers in the immediate area include Hilti Ireland, BWG, Parcel Motel, ECI Lighting, U Store It, Doors Plus Floors and Fleetwood Paints.

**Drive Times**

<table>
<thead>
<tr>
<th>Location</th>
<th>Distance</th>
<th>Drive Times</th>
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</thead>
<tbody>
<tr>
<td>N2</td>
<td>500m</td>
<td>2 minutes</td>
</tr>
<tr>
<td>M50</td>
<td>500m</td>
<td>2 minutes</td>
</tr>
<tr>
<td>Dublin Airport</td>
<td>7.5km</td>
<td>10 minutes</td>
</tr>
<tr>
<td>City Centre</td>
<td>9km</td>
<td>15 minutes</td>
</tr>
</tbody>
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Unrivalled location... with direct access to the M50/N2 (500 metres)
Description
Unit 16 comprises of an end of terrace industrial/showroom facility extending to a GEA of approx. 499 sq. m (5,375 sq. ft.).

Warehouse
- Steel frame construction with a metal deck roof incorporating perspex roof lights over.
- The floor consists of reinforced concrete.
- Loading is via one roller shutter door to the rear.
- A steel frame high quality two storey mezzanine has been installed providing an additional floor area of 927 sq. m (9,973 sq. ft.).
- The two-storey mezzanine has been fitted out to provide for additional open plan showroom area with loading access to each floor from the rear.
- Lighting in the warehouse is provided by means of strip tube lighting and via recessed lighting in the showroom areas.

Offices
- There is a small office on the ground floor which currently acts as a sales office.

Externally, the unit is rendered with feature cladding. Parking is via a small yard to the western elevation. The secure, gated yard area is accessed via the rear of the property.

Accommodation Schedule

<table>
<thead>
<tr>
<th>Description</th>
<th>SQ M</th>
<th>SQ FT</th>
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</thead>
<tbody>
<tr>
<td>Showroom</td>
<td>447</td>
<td>4,810</td>
</tr>
<tr>
<td>Warehouse/ Loading Area</td>
<td>52</td>
<td>565</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>499</strong></td>
<td><strong>5,375</strong></td>
</tr>
<tr>
<td>Two Storey Mezzanine</td>
<td>927</td>
<td>9,973</td>
</tr>
</tbody>
</table>

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