

# To Let - Modern Business Unit

Unit D20 North City Business Park, Finglas, Dublin 11



- Modern business unit extending to 204 sq m (2,196 sq ft)
- Clear Internal Height of approx. 7.6 metres
- Quality two-storey open plan offices finished to a high quality specification located to the front elevation
- Loading access is via a full height electrically operated roller shutter door
- Located adjacent the M50 Motorway, providing ease of access to all arterial routes

## Location

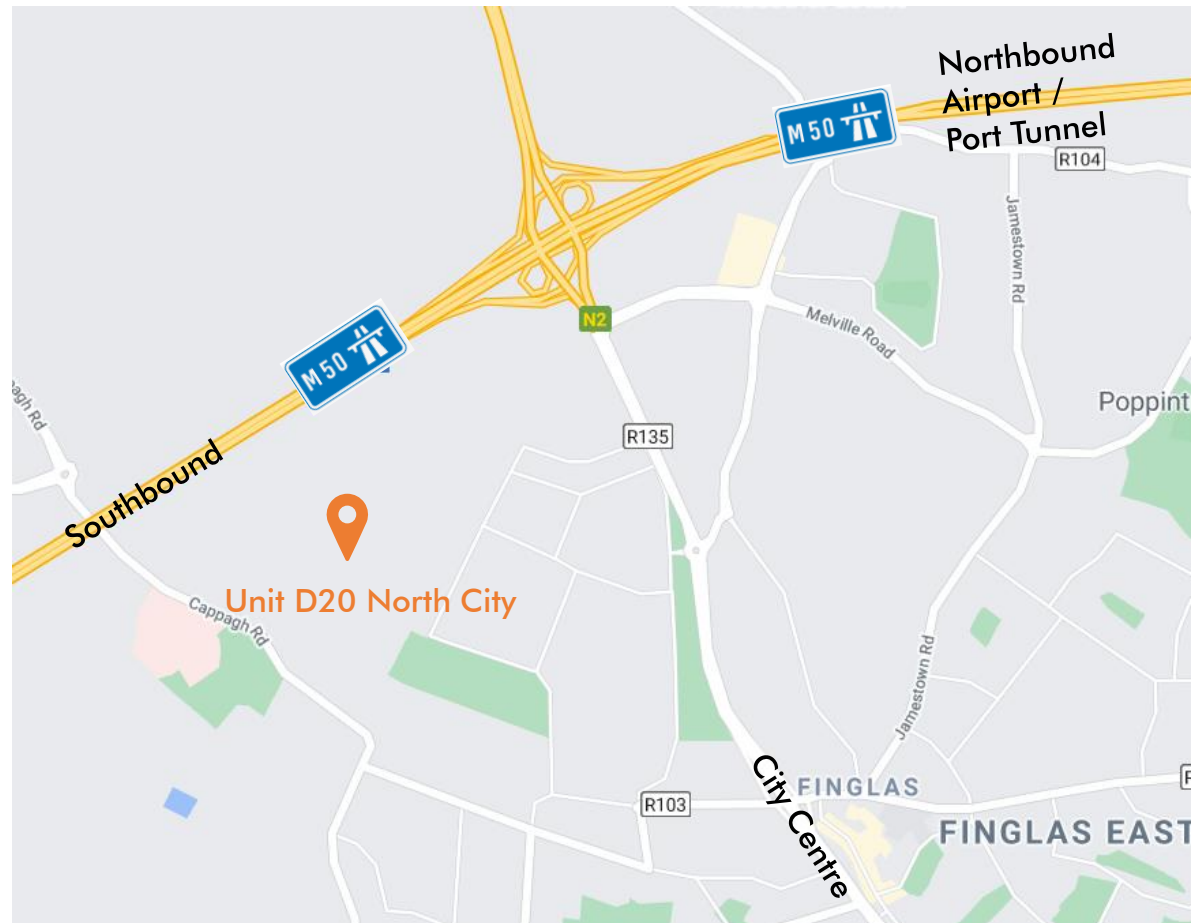
The property is situated within the established North City Business Park, a modern and secure business campus with a strong mix of trade / logistics type uses. This location benefits from direct access to the M50 at the North Road N2/M50 Junction 5.

This bustling, high profile location provides immediate access to Dublin Airport, Dublin City Centre, the Port Tunnel, the M1 Motorway and all major arterial roads via the M50 Motorway.

Occupiers in the immediate area include: Parcel Motel, Wurth, Hilti and BWG Foods. Charlestown Shopping Centre is located adjacent to the Park with a variety of restaurants and amenities on offer including KFC and McDonalds.

## Drive Times

Location	Distance	Drive Times
North Road	800 meters	2 minutes
N2	1 km	2 minutes
M50	1 km	2 minutes
Dublin City	7 km	20 minutes
Dublin Airport	9 km	9 minutes
Dublin Port Tunnel	11 km	10 minutes



*“Superb location directly off the M50 (Junction 5)”*

## Description

- Mid-terraced business unit extending to approx. 204 sq m (2,196 sq ft).
- Insulated metal deck roof, incorporating 10% Perspex roof lights.
- Quality two-story open plan offices finished to a high quality specification located to the front elevation with plastered and painted walls, suspended ceilings, recessed lighting and perimeter trunking.
- 3 dedicated car parking to the front of the property.
- Loading access is via a full height electrically operated roller door.
- Fluorescent strip lighting to the warehouse.
- 7.6 metre clear internal height.



## Accommodation Schedule

Description	SQ M	SQ FT
Two Storey Offices	87	936
Warehouse	117	1,259
<b>Total GEA</b>	<b>204</b>	<b>2,196</b>

## Contact

Shane O'Connor

M: +353 85 703 9047

E: [shane.oconnor@cbre.com](mailto:shane.oconnor@cbre.com)

John Reynolds

M: +353 87 112 2192

E: [john.r.reynolds@cbre.com](mailto:john.r.reynolds@cbre.com)

## Rates

On application

## Service Charge

On application

## Services

All mains' services are provided and are connected to the property

## Viewing

Strictly by appointment with sole letting agents  
CBRE

## Price

On Application

## BER Certificate:



BER Rating: E1

BER Number: 800251894

Energy Performance Indicator:  
517.07 kWh/m./yr

# CBRE

These particulars are issued by CBRE Ireland on the understanding that any negotiations relating to the property are conducted through them. While every care has been taken in preparing them, CBRE Ireland for themselves and for the vendor/lessor whose agents they are, give notice that:- (i) The particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (iii) Neither CBRE Ireland, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property. PSRA License No: 001528