



**Lambert
Smith
Hampton**

01 676 0331
www.lsh.ie

For Sale/To Let

Industrial Property

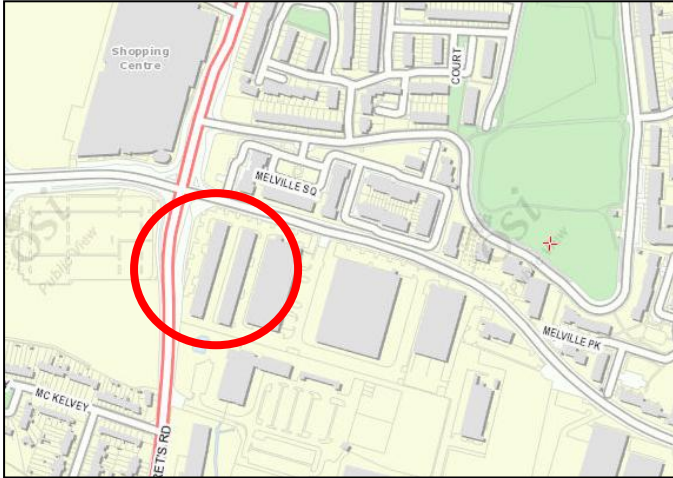
Unit 3B, Century Business Park, Finglas, Dublin 11



- **High quality terraced Industrial unit**
- **431 sq m (4,640 sq ft)**
- **Within close proximity to City Centre, N2 & M50**
- **Part income producing**

Unit 3B, Century Business Park, Finglas, Dublin 11

Location



O.S. No. AU0000607

Century Business Park is an established industrial area, located approximately 8 km north of Dublin city centre. The business park is accessed from the city centre via Finglas Road and is situated south of the M50 on the eastern side of St. Margaret's Road. Century Business park has profile to both St Margaret's Road and the Jamestown Link Road.

The Park, which has single access from St.Margaret's Road, comprises a range of semi-detached and terraced industrial/warehouse units laid out in a typical estate format around a number of internal estate roads and cul-de-sacs.

The property is situated on the west side of the Business Park. Neighbouring occupiers within the estate include U Store It, Tucks Fasteners and Fittings and Power Tools sales and hire.

Property

The property comprises a modern single storey terraced unit incorporating integral two storey office accommodation to the front elevation.

The building is of steel frame construction with concrete block infill walls finished externally with insulated metal cladding. The entire is covered with a double skin insulated metal deck roof incorporating perspex roof panels.

The warehouse incorporates sealed reinforced concrete floors, suspended fluorescent strip lighting, and benefits from an eaves height of 6.9m (23ft) and a mezzanine floor.

Access to the warehouse area is via a standard roller shutter door situated to the rear of the unit. Access to the office area is through a secure own door entrance to the front of the property and directly from the warehouse accommodation.

There are 10 dedicated car spaces provided.

Accommodation

The estimated gross external floor area is as follows:

	sq m	sq ft
Warehouse	147.5	1,588
Offices (Three Storey)	283.5	3,052
Total	431.0	4,640
Mezzanine	138.0	1,485

Intending purchasers are advised to verify all floor areas

Services

All main services including water, drainage, electricity and telecommunications are connected to the property.

Tenancy

The property is part leased at €14,400 per annum exclusive.

BER

Ber Rating: D1

Ber Number: 800170417

Energy Performance Indicator: 316.13 kWh/m²/yr

Price/Rent

On application

Viewing

Viewing strictly by prior appointment with sole agent.

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