

# For Sale/To Let

## Unit D6 Santry Business Park (Phase 2) Santry, Dublin 9



### Modern, Mid Terrace Industrial & Office Unit in a Secure Managed Development

- 166 sq. m. Over Two Floors
- Excellent Location, Close to Dublin Airport, M50 & Port Tunnel
- Attractive, Landscaped Business Environment
- **BER D2**

# Unit D6 Santry Business Park (Phase 2)

## Santry, Dublin 9

### LOCATION

- Santry Business Park is strategically located on the Old Swords Road close to the M50 / M1 Interchange, Dublin International Airport and the Port Tunnel.
- The Park is just 7.5 km from O'Connell Street and is situated directly opposite Woodford Business Park and Airways Industrial Estate in this popular north Dublin location.
- Santry Business Park has been carefully designed to provide an attractive, landscaped business environment with high quality accommodation for small and medium sized businesses. The Park is actively managed.

### DESCRIPTION

- Modern, mid terrace industrial and office unit in a quality setting.

#### Industrial / Storage

- With concrete block walls, a reinforced concrete floor, double glazed aluminium windows, fluorescent strip lighting and w.c.
- Rear loading access via steel swinging doors measuring 2.7 m. wide x 2.7 m. high.
- 3.2 m. clear internal height.

#### Offices

- Attractive first floor accommodation.
- Finishes include suspended ceiling grids, electric storage heating, w.c., tea station and intruder alarm cabling.
- Intending purchasers / tenants are advised to check the working order of all services and apparatus as these have not been tested by us.

### ACCOMMODATION

Measurement Application - Gross External

	Sq. M.
Ground Floor Industrial / Storage	83
First Floor Offices	83
<b>TOTAL</b>	<b>166</b>

Floor areas were provided by the Vendor and are not warranted by William Harvey & Co.

Intending purchasers / tenants are specifically advised to verify all information, including floor areas. See DISCLAIMER.

### BER DETAILS

BER: D2

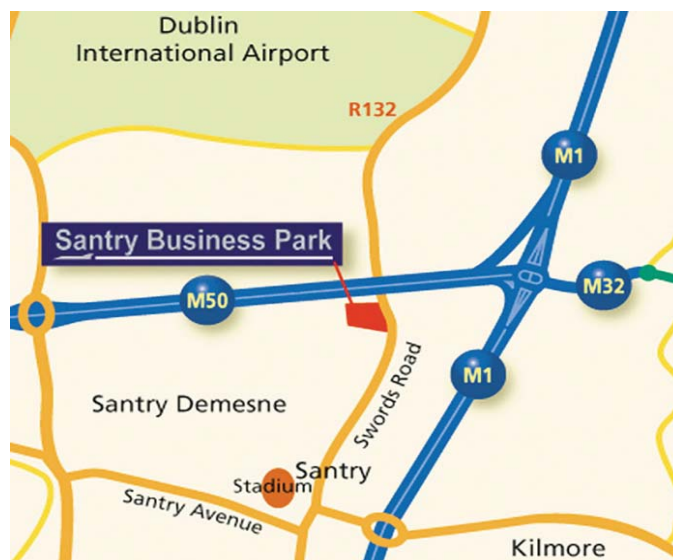
BER No.: 800285181

Energy Performance Indicator: 468 kWh/m<sup>2</sup>/yr

### TERMS

On application.

### LOCATION MAP



William Harvey & Co. Limited

Registered in Ireland No. 72737  
6/7 Greenmount House  
Harold's Cross  
Dublin 6w

T: +353 1 4532755  
E: info@williamharvey.ie  
W: www.williamharvey.ie  
PSP Licence No. 002027



### DISCLAIMER

These particulars are set out as a general outline for potential purchasers / tenants and whilst every care has been taken in their preparation, they do not constitute an invitation to treat, or an offer or contract of any kind. All descriptions, floor areas, dimensions, plans, maps, computer generated images, references to condition, permissions or licences of use or occupation, access and other details, are for guidance purposes only and may be subject to change. The particulars and information are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely upon them as statements or representations of fact, and is specifically advised to satisfy themselves as to their accuracy by carrying out their own due diligence at their own expense. No employee or principal of William Harvey & Co. Limited has any authority to make or give any representation or warranty in respect of the property and no liability will be accepted in respect of any loss suffered by any intending purchaser / tenant or third party arising out of these particulars or information. Prices / rents are quoted exclusive of VAT and any other applicable taxes that the purchaser / tenant will be liable for.