

For Sale/To Let

Unit D13 Santry Business Park (Phase 2) Santry, Dublin 9



Modern, End of Terrace Industrial & Office Unit in a Secure Managed Development

- 260 sq. m. Over Two Floors
- Excellent Location, Close to Dublin Airport, M50 & Port Tunnel
- Attractive, Landscaped Business Environment
- **BER D1**

Unit D13 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, end of 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	130
First Floor Offices	130
TOTAL	260

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: D1

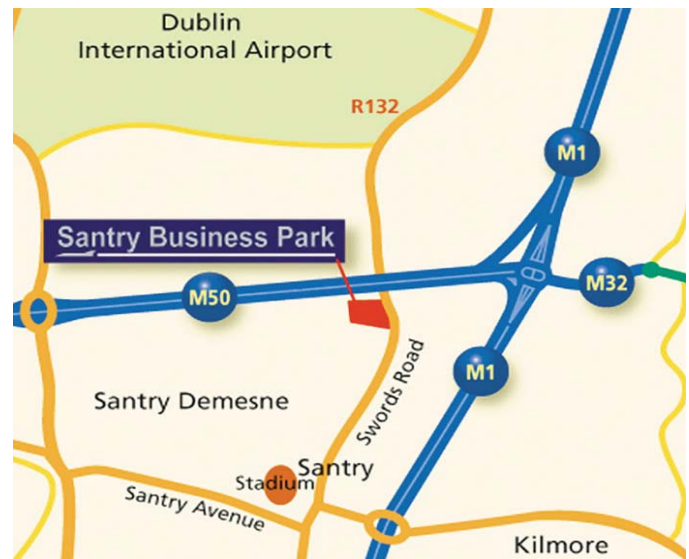
BER No.: 800285272

Energy Performance Indicator: 477 kWh/m²/yr

TERMS

On application.

LOCATION MAP



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DISCLAIMER

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