



# To Let

## Fully Refurbished Light Industrial Unit Extending to 3,262 Sq Ft

- Highly accessible unit located just off M50 at Junction 3
- Recently fully refurbished with a new metal deck roof
- Loading access by way of one roller shutter door
- Clear internal height of approx. 5.3 metres
- Available Immediate

### Unit 51 Airways Industrial Estate

Santry, Dublin 17

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**3,262 sq ft**

303.05 sq m

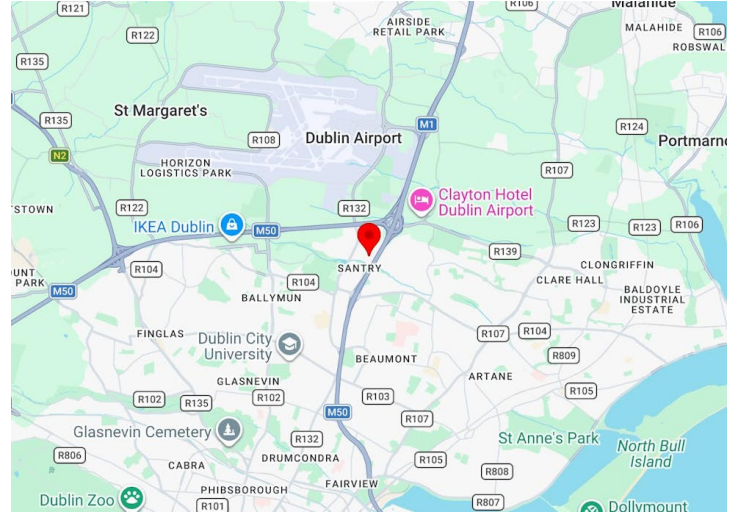
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Reference: #367152

**BER D2**

# Unit 51 Airways Industrial Estate

Santry, Dublin 17



## Location

Airways Industrial Park is a well-established industrial estate located approx. 8km north from Dublin City centre.

The property has rapid motorway access, as it is located a 5-minute drive from Junction 3 on the M50. Providing quick access to Dublin Airport, the Port Tunnel and all major national transportation routes.

The property occupies a corner position at the junction of Boeing Road and Viscount Avenue within Airways Industrial Estate.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	1,569	145.76	Available
Ground - Office	1,692	157.19	Available
<b>Total</b>	<b>3,261</b>	<b>302.95</b>	

# Unit 51 Airways Industrial Estate

Santry, Dublin 17



## Description

- Newly refurbished metal deck roof with Perspex rooflights and LED lighting.
- Full height concrete block walls in the warehouse
- Clear internal height of approx. 5.3 metres
- Loading via 1 roller shutter door
- Security shutters are provided to all windows.
- Ample number of car spaces
- Offices across two storeys and the specification includes plastered and painted walls and ceiling, recessed lighting and carpeted concrete floors.
- WC facilities are accessed through the warehouse.

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## Terms

New Long Term Full Repairing and Insuring lease (FRI)

## Viewings

Strictly by prior appointment with JLL.

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