



Unit 70A Moyle Road, Dublin Industrial Estate, Dublin 11

FOR SALE

BER D1



540 sq m



1 No. Level
Access Door



Vacant
Possession

Semi-Detached Industrial & Office Unit,
Strategically Located Inside the M50



LOCATION HIGHLIGHTS

- The property is located on Moyle Road within Dublin Industrial Estate, 850 m from Broombridge Luas Depot.
- Dublin Industrial Estate is one of Dublin's longest established trading locations.
- Prime location, just 5 km north west of Dublin City Centre.
- The property is situated on the south west side of the Finglas Road, approx. 4.5 km from the M50 Motorway Interchange at Finglas (Junction 5).
- The M50 Motorway provides access to all arterial routes to and from the City, Dublin International Airport and the Port Tunnel.

PROPERTY FEATURES

Industrial Space

- 6.1 m clear internal height at ridge.
- Twin skin insulated metal deck roof incorporating 10% translucent panels.
- 1 No. grade level loading door to the front elevation.
- Painted block walls to full height.
- Concrete portal frame construction.
- Reinforced concrete floors.

PROPERTY FEATURES CONTINUED

Offices & Staff Facilities

- Single storey office & staff facilities located at the front of the property.
- Finishes briefly comprise carpeted floor coverings, solid ceilings, fluorescent lighting, electric heating, perimeter trunking with power & data.
- 2 No. WCs.

General

- Well located light industrial & office facility.
- Dedicated front loading area, with generous car parking provision.
- Please note we have not tested any apparatus, fixtures, fittings, or services. Intending purchasers must undertake their own investigation into the working order of these items.



ACCOMMODATION (sq m)

Measurement Application - Gross External

Industrial Space	466
Ground Floor Offices & Staff Facilities	64
Rear Annex	10
TOTAL	540

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

BER

BER: D1
BER No. 801150921
Energy Performance Indicator: 217.46 kWh/m²/yr

TITLE

Freehold. Folio Ref. DN81469F.

ASKING PRICE

On application.

INSPECTION

By appointment with Sole Agent, HARVEY.



DRIVE TIMES

MINS

Finglas Road (R135)	2
N2 / M50 Interchange (Jct. 5)	8
M1 / M50 Interchange (Jct. 4)	8
Dublin City Centre	12
Dublin International Airport	18

(Source: Google Maps without traffic)



GPS: 53.37317 -6.29603



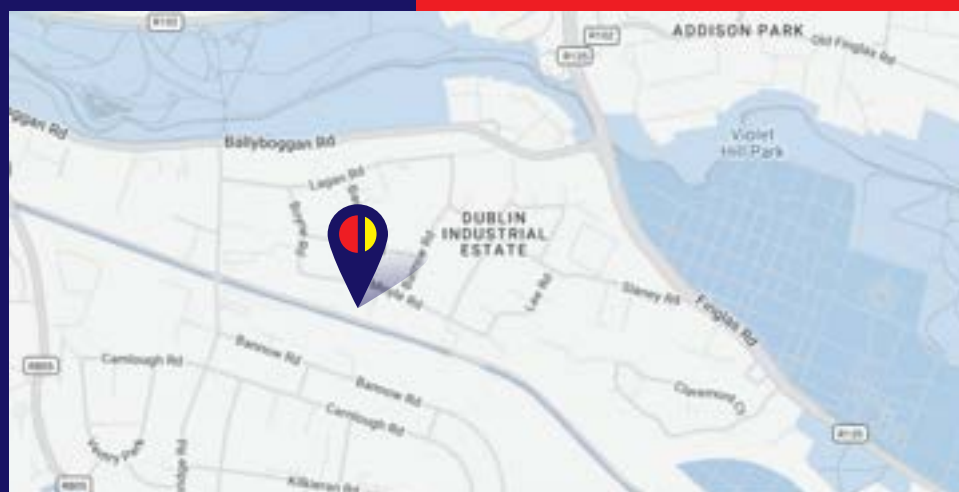
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