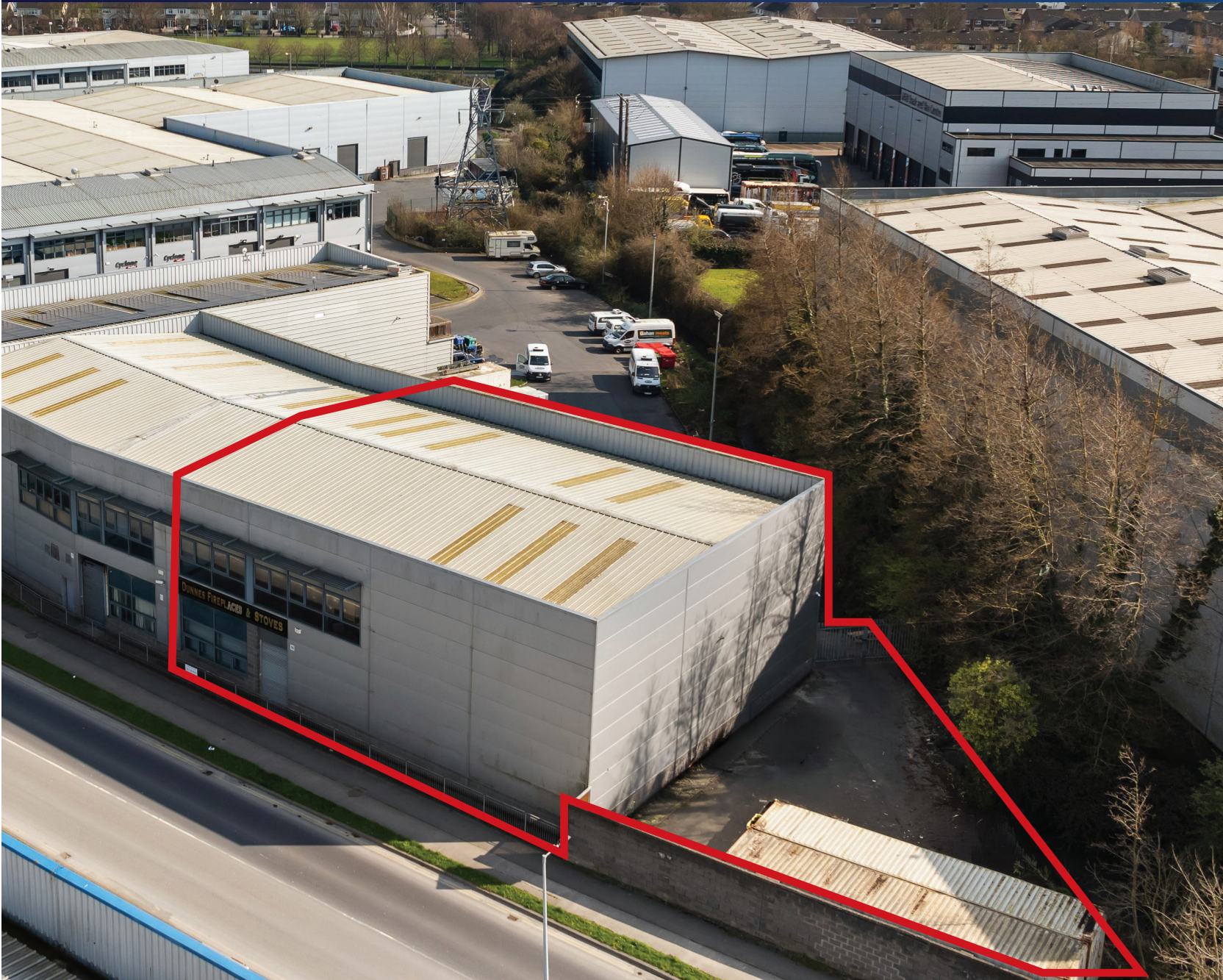


For Sale - Warehouse & Showroom Facility



**Unit 16 North Park,
North Road,
Dublin 11.
D11 CP5K**

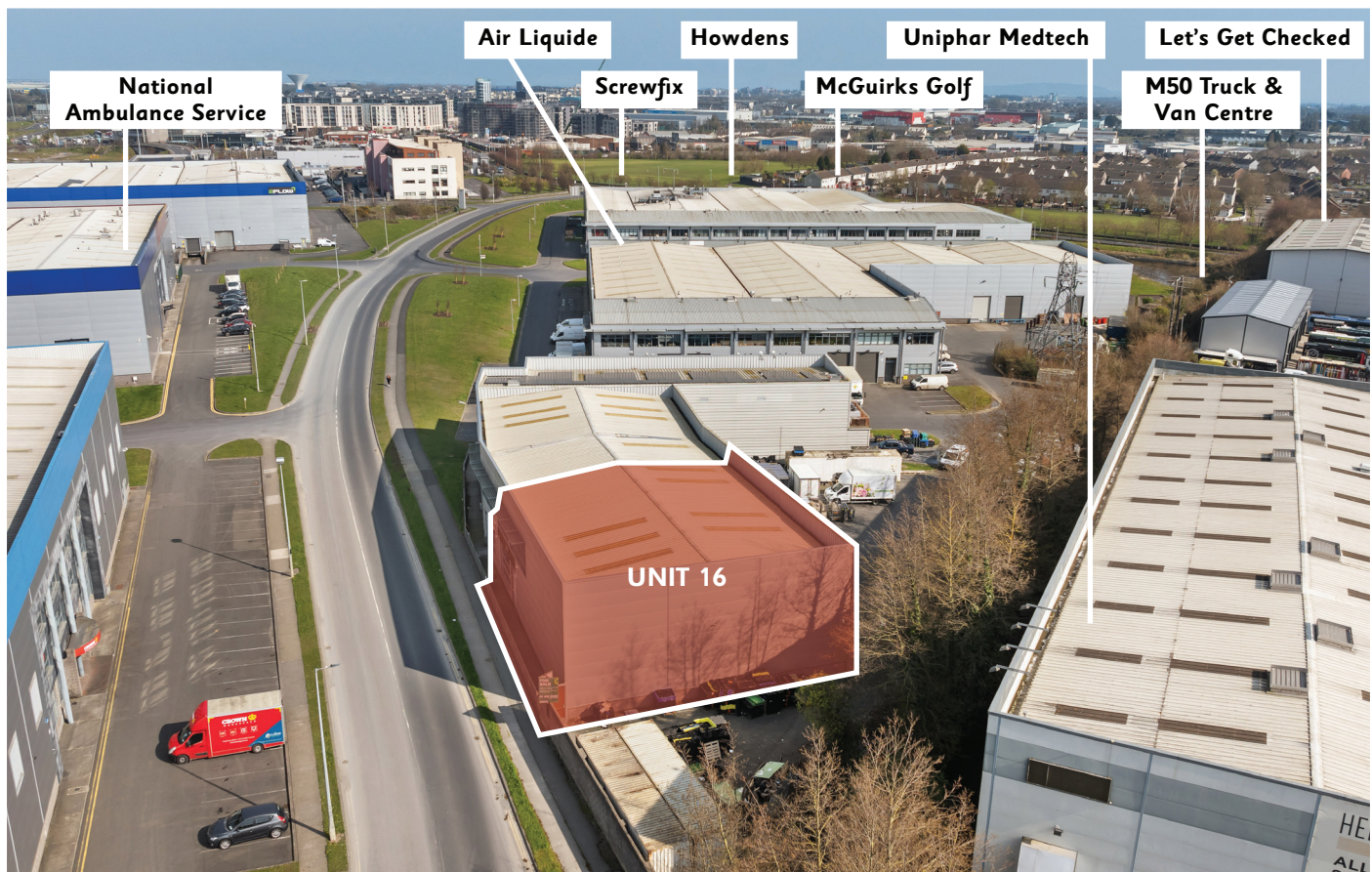
End of terrace modern warehouse / showroom facility
Approx. 512 sq.m. (5,515 sq.ft.)



Location:

North Park is a modern secure industrial estate located on the North Road (N2), Finglas, Dublin 11. The park offers exceptional connectivity, positioned just 700 metres from Junction 5 of the M50, providing rapid access to Dublin's main arterial routes. The strategic location places business within easy reach of Dublin city centre (approx. 7km), Dublin Airport (approx. 9km) and the Port Tunnel (approx. 11km). The park is also approx. 750m (10-12 minutes walk) from Charlestown Shopping Centre.

The park comprises modern, high quality industrial units within a secure professional managed estate. Thanks to its immediate proximity to the M50 / N2 interchange, North Park has become a preferred base for logistics, distribution, technology, and trade-focused occupiers seeking efficiency and convenience. Unit 16 benefits from good frontage onto the North Park / North City Business Park Road. Occupiers in the immediate surrounding area include Air Liquide, Cyclone Couriers, Kelliher's Electrical and U Store It.



Description:

Unit 16 comprises of an end of terrace warehouse facility which extends to 512.1 sq.m. (5,515 sq.ft.) with the benefit of a large yard / loading area to the rear and an enclosed yard / parking area to the side of the unit. The property is of steel portal frame construction with an insulated metal deck which incorporate translucent panels over.

The property is accessed via a large roller shutter door and internally the property comprises of LED lighting, block walls and an eaves of 9.75 meters. The property is entirely in use as warehouse accommodation but has the ability to be reconnected to services. Previously the property had a first-floor office and 2 mezzanine levels. The property benefits from extensive glazed windows at ground and first floor levels which would allow for reinstating office / showroom accommodation.

Accommodation:

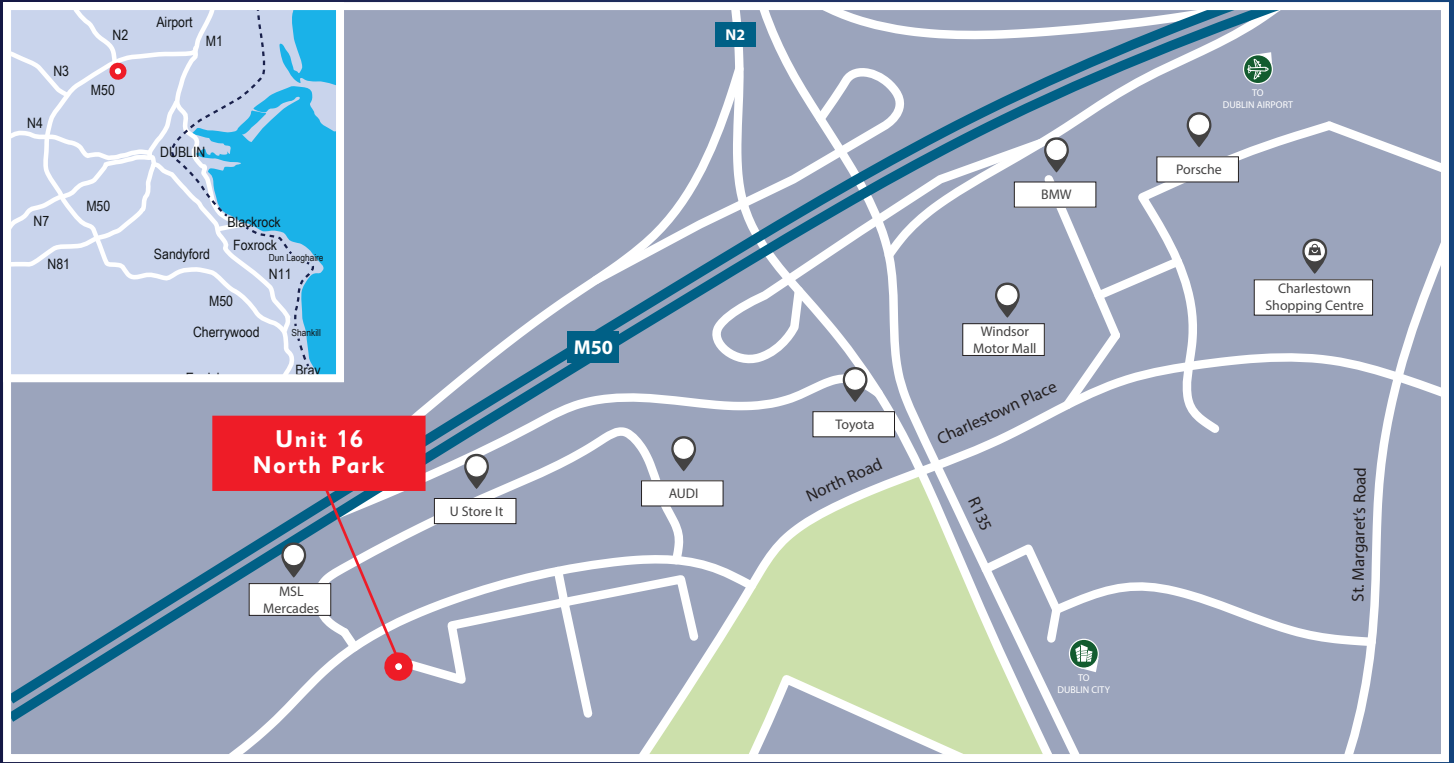
The Property has the following gross external floor areas:

Area	sq.m.	sq.ft.
Warehouse	512.1	5,515



Features:

- Warehouse 512.1 sq.m. (5,515 sq.ft.)
- Steel portal frame
- 700 metres from M50
- Strategic location
- Large yard / Loading area
- Frontage onto the North Park Road



Title:

Long Leasehold

Rates:

Rates €9,284 (2026)

Service Charge:

Service charge €3,489 (2026)

Price:

On Application

Viewing:

By appointment only with sole agents Finnegan Menton
 Contact Nicholas Corson at ncorson@finneganmenton.ie or
 Conor Timmins at ctimmins@finneganmenton.ie or 01 614 7900.

BER:



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