

TO LET

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COMMERCIAL PROPERTY SPECIALISTS



UNIT 93B LAGAN ROAD DUBLIN INDUSTRIAL ESTATE GLASNEVIN, DUBLIN 11 - 5,600 SQ FT (522 SQ M) -

- FACTORY / WAREHOUSE
- PLUS OFFICES & LARGE REAR YARD AND AMPLE PARKING
- SUITABLE FOR A VARIETY OF USERS
- AVAILABLE IMMEDIATELY

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LOCATION

Unit 93B Lagan Road is located within the well established industrial hub of Dublin Industrial Estate, Glasnevin. The property is located with excellent road frontage to Lagan Road.

The property is easily accessed via Junction 6 of the M50 which is 5km away and serves all main arterial routes throughout the country. The property is located within 6km of Dublin City Centre. Broombridge Luas station is a short distance from the property providing ease of access and the area is served by all major Dublin Bus routes. Nearby occupiers include, Screwfix, Eurosales, Integral Lighting, Global Windows, Bargaintown, Howdens and more.

DESCRIPTION

The subject property comprises a modern semi-detached industrial / trade unit located on the busy thoroughfare of Lagan Road within Dublin Industrial Estate. The property has a parking forecourt to the front for approx. 4 cars and a roller shutter door with loading bay. There is side access which leads to a generous yard area at the rear of the property.

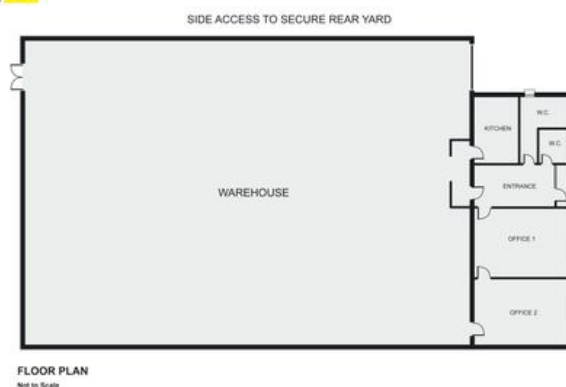
The single storey offices are laid out with an entrance lobby, toilet facilities, two private offices and meeting room with canteen. The offices are carpeted and painted with fluorescent lighting. The office area measures approximately 856 sq. ft (80 sq. m)

The warehouse consists of concrete block walls with a pre cast concrete portal frame supporting a double skin asbestos roof which includes 10% natural lighting. Painted and dust proof concrete floor, LED lighting and double doors to the rear yard with open plan layout throughout. The warehouse measures approximately 4,754 sq. ft. (442 sq. m). The height to the eaves is 2.8m, height to gutter is 3.95m and to the apex is 5.25m.

ACCOMMODATION (APPROX)

	SQ FT	SQ M
Office	856	80
Warehouse	4,754	442
TOTAL	5,610	522

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Price available upon request. Inspection strictly by prior appointment only.

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