



Unit E5 South City Business Park, Dublin 24, D24 K036

TO LET

BER E1



403 sq m



Up to 320
Pallets



1 No. Level
Access Door

Fully Racked Light Industrial / Warehouse & Office
Unit in a Corner of Block Position.

PROPERTY FEATURES

- Recently refurbished light industrial / warehouse unit in corner of block position.
- Fully fitted mobile racking system in place, which maximises the amount of product storage available.
- 320 standard pallet spaces but the system can also accommodate Euro pallets.
- Eaves height of 7.3 m
- 1 No. level access loading door, measuring 6.1 m high x 2.8 m wide.
- Twin skin, insulated metal deck roof.
- Two storey offices & staff facilities with finishes generally including new floor coverings throughout, freshly painted, reception area, canteen, electric heating, intruder alarm etc.
- 5 No. designated car spaces.
- Secure & actively managed business park.
- Please note we have not tested any apparatus, fixtures, fittings or services. Intending tenants must undertake their own investigation into the working order of these items.

ACCOMMODATION (sq m)

Measurement Application - Gross External

Light Industrial / Warehouse	230
Two Storey Offices & Staff Facilities	173
TOTAL	403

Intending tenants are specifically advised to verify all information, including floor areas. See DISCLAIMER.

LEASE & ANNUAL RENT

On application.

BER

BER: E1

BER No. 800983611

Energy Performance Indicator: 297 kWh/m²/yr

DRIVE TIMES

MINS

Tallaght By-Pass (N81)	2
M50 Motorway (Junction 11)	6
M50 Motorway (Junction 12)	8
Dublin International Airport	23
Dublin City Centre	25

(Source: Google Maps without traffic)



GPS: 53.27991, -6.37712



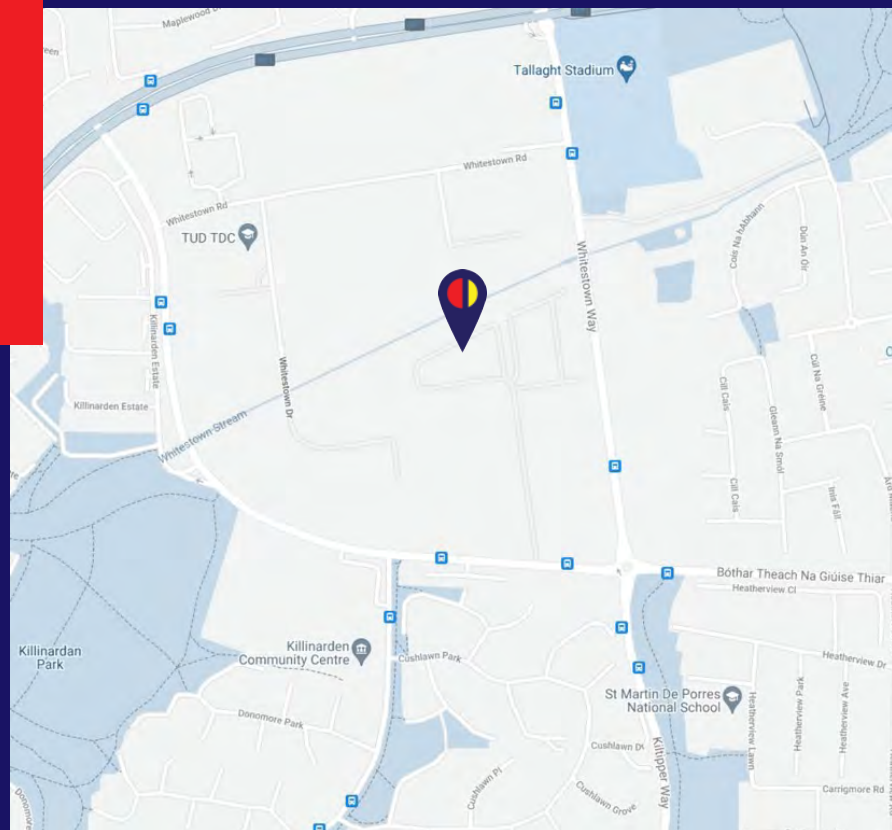
INDUSTRIAL PROPERTY SPECIALISTS

T: +353 1 453 2755

E: info@harvey.ie

W: www.harvey.ie

PSRA Licence No. 002027



DISCLAIMER

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