

**UNIT 36 + 37 NORTH PARK
NORTH ROAD**

FINGLAS, DUBLIN 11

2 X REFURBISHED MODERN LIGHT INDUSTRIAL UNITS OF APPROX. 581 SQM / 6,250 SQFT

BER **B**



LOCATION

- » The property is situated within the established North Park, a modern and secure business campus with a strong mix of light industrial and retail type uses.
- » This location benefits from direct access to the M50 at the North Road N2 / M50 exit (Junction 5).
- » This high-profile location provides immediate access to Dublin Airport, Dublin City Centre, the Port Tunnel, the M1 Motorway and all major arterial roads via the M50 Motorway.

LOCAL OCCUPIERS

- » Occupiers in the immediate area include:



DESTINATION	DISTANCE (APPROX.)	TRAVEL TIME
N2	700 M	2 Mins
M50	700 M	2 Mins
Dublin City Centre	7 KM	20 Mins
Dublin Airport	9 KM	9 Mins
Dublin Port Tunnel	11 KM	10 Mins

DESCRIPTION

- » Two fully refurbished warehouse units each available for occupation August 2026.
- » Two storey office accommodation incorporating staff facilities to include new kitchenette.
- » Clear internal height of approx. 8 metres.
- » Each unit benefits from a ground level loading door.

UNIT 36	SIZE SQM	SIZE SQFT
Warehouse	402	4,327
Two Storey office	179	1,926
Total	581	6,253

UNIT 37	SIZE SQM	SIZE SQFT
Warehouse	402	4,327
Two Storey office	179	1,926
Total	581	6,253

Floor Areas subject to final measurement



CGI Image

REFURBISHMENT WORKS

- » Installation of new LED lighting throughout (with PIR Sensors).
- » Replacement floor coverings throughout with redecoration of all wall surfaces.
- » Renewal of all Life Safety Systems & full compliance with any statutory regulations.
- » New kitchenette facilities.
- » Comprehensive overhaul to all roof and gutter surfaces.
- » Installation of VRF ceiling cassette units for heating and cooling.



CGI Image



RENT

On application

RATES

On application

BER RATING



INSPECTIONS

Inspections are solely by appointment with the joint leasing agents CBRE & BNP Paribas Real Estate.

SUSTAINABILITY

M7 Real Estate are committed to improving the sustainability credentials associated with these two letting opportunities.

FOR MORE INFORMATION PLEASE CONTACT:

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M7 Real Estate

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