

**TO LET**

**Warehouse Facility 3,232 sq. m  
(34,789 sq. ft.)**



**FORMER CEL  
WAREHOUSE FACILITY**

**JAMESTOWN BUSINESS PARK, FINGLAS, DUBLIN 11**

- Warehouse facility totalling approx. 3,232 sq. m (34,789 sq. ft)
- Loading access via 4 ground level roller shutter doors
- Secure shared yard space

#### Location

The subject property is located in Jamestown Business Park, off the western side of Jamestown Road, approx. 500m north of Finglas Village, 5.5km north of Dublin City Centre and 4.5km southwest of Dublin Airport. The location enjoys ease of access to the M2/M50 junction (approx. 1.3km), providing motorway access to all of the main arterial routes to and from Dublin, as well as access to Dublin Airport and the Port Tunnel.

Notable occupiers in the area include Johnston Mooney & O'Brien Bakery, RSA, An Post, Manhattan Peanuts, Lidl, Aldi and Joe Duffy Ford.

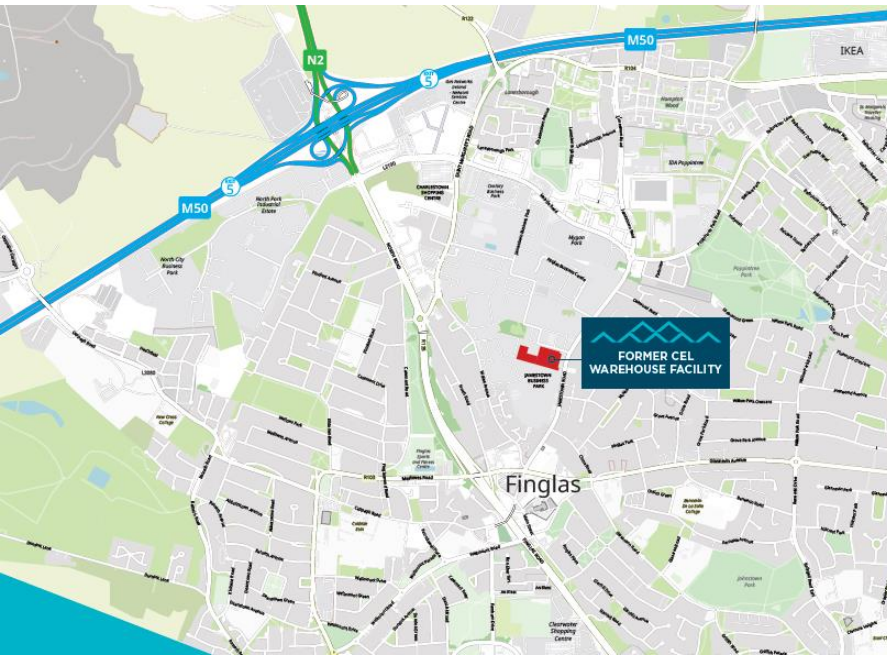


Accommodation	Size Sq. M.(Approx.)
Warehouse	3,232

*All intending tenants must satisfy themselves as to the accuracy of the measurements provided above.*

#### Building Specifications

- 4 ground level roller shutter doors
- Clear internal height 4.8m
- Single skin metal deck roof with translucent panels
- Fluorescent strip tube lighting
- Toilets





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RENT  
POA

## INSPECTIONS

All inspections are strictly by appointment through the sole letting agent, Savills.

RATES  
TBC

BER  
TBC

SERVICE CHARGES  
TBC



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