

TO LET

**Warehouse Facility 1,138 sq. m
(12,250 sq. ft.)**



**FORMER CEL
WAREHOUSE FACILITY**

JAMESTOWN BUSINESS PARK, FINGLAS, DUBLIN 11


- Warehouse facility totalling approx. 1,138 sq. m (12,250 sq. ft)
- Loading access via 2 ground level roller shutter door.
- Secured 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.



 **Property**

 **Shared Yard**

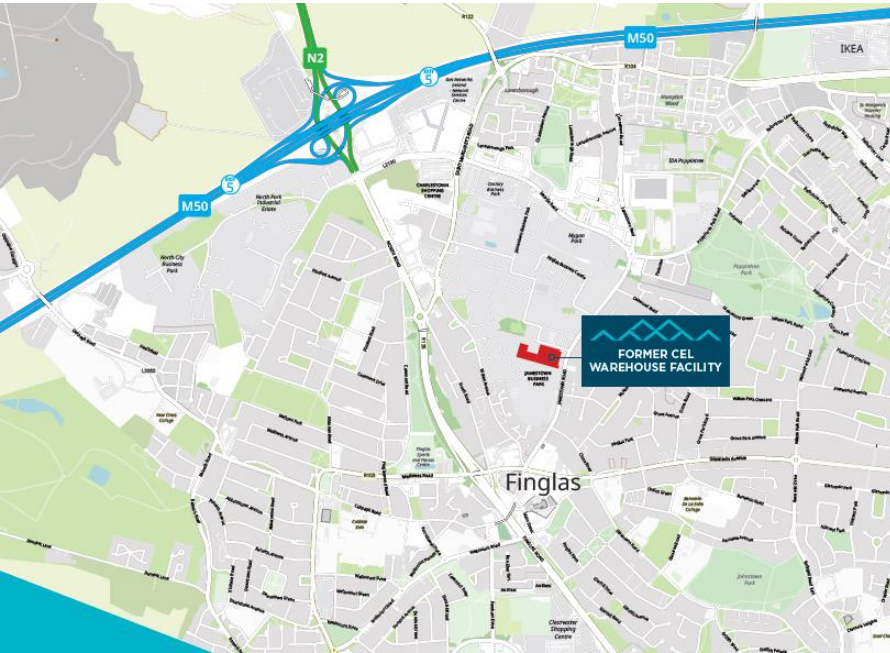
 **Right of Way**

Accommodation	Size Sq. M. (Approx.)
Warehouse	1,138

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

Building Specifications

- 2 ground level roller shutter doors
- Single skin metal deck roof with translucent panels
- Office space and toilets





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RENT

On application.

INSPECTIONS

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

RATES

The rateable valuation for the entire of the subject property equates to €53,862.00. The Rates Payable for 2023 are €9,673.62.

BER

C2

SERVICE CHARGES

TBC



For further information or to arrange a viewing please contact:

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