



BNP PARIBAS
REAL ESTATE

TO LET
INDUSTRIAL UNITS

CBRE

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 D1



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 Q1 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

BER D1

INSPECTIONS

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

SUSTAINABILITY & REFURBISHMENT

M7 Real Estate are committed to improving the sustainability credentials associated with these two letting opportunities and are targeting a minimum BER rating of B3.

M7 Real Estate

Proudly refurbished and managed by M7 Real Estate

FOR MORE INFORMATION PLEASE CONTACT:

CBRE

www.cbre.ie
+353 (0)1 618 5100
PSRA No: 001528

Aaron Robinson
M: +353 87 183 9584
aaron.robinson@cbre.com



**BNP PARIBAS
REAL ESTATE**

www.realestate.bnpparibas.ie
+353 (0)1 661 1233
PSRA No: 002702

James Kearney
M: +353 85 738 0566
james.f. Kearney@bnpparibas.com

DISCLAIMER: CBRE & BNP Paribas Real Estate gives notice that these particulars are set out for general outline only, for the guidance of intending purchasers / tenants and do not constitute, nor constitute part of an offer or contract. All descriptions, dimensions, references to condition and other details are given without responsibility and any intending purchasers / tenants should not rely on them as statements or representations of fact, but must satisfy themselves or otherwise as to the correctness of each of them. All floor areas are approximate.