



## Unit C1 North City Business Park, North Road, Finglas, Dublin 11, D11 RW30

**TO LET****BER C1**

2,354 sq m

9.8 m Clear Internal  
Height2 Dock  
Levellers

High Quality, Detached, Modern Warehouse & Office  
Facility with a Generous Gated Service Yard.



## LOCATION HIGHLIGHTS

- North City Business Park is a High Quality and Well Managed Business Park.
- 900 m from Junction 5 of the M50 Motorway providing convenient access to all arterial routes.
- Blanchardstown Town Centre and Blanchardstown Village are within 10 minutes' drive time.
- 8.8 km north west of Dublin city centre.
- 8 km to Dublin International Airport.
- 9.4 km to Dublin Port Tunnel.
- Occupiers in the Park include, Dublin Fire Brigade, Cummins Sales and Service, Value Centre BWG, LVP Renewables and Datascan.

## PROPERTY FEATURES

### Warehouse

- Excellent accommodation with 10% translucent roof lighting.
- Clear internal height of 9.8 m.
- 2 No. automated dock levellers.
- 1 No. automated ground level door.

## PROPERTY FEATURES CONTINUED

### Offices & Staff Facilities

- Two storey, fully fitted accommodation.
- Attractive entrance foyer with glass framed stairwell.
- Open plan and cellular offices plus a boardroom.
- Finishes generally include plastered & painted walls, suspended ceilings incorporating recessed LED light fittings, air conditioning and carpeted floors.
- Canteen facilities.

### General

- High quality, detached facility with a secure and gated yard to the rear.
- Generous car parking to the front.
- Service yard depth of 32 m.
- Flood lighting attached to the building.
- Actively managed development with a very modest service charge.
- 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

Warehouse	1,696
Two Storey Offices & Staff Facilities	658
<b>TOTAL</b>	<b>2,354</b>

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

## BER

BER: C1

BER No. 800981201

Energy Performance Indicator: 172.62 kWh/m<sup>2</sup>/yr

## LEASE

On application.

## ANNUAL RENT

On application.

## INSPECTION

By appointment with Sole Agent, HARVEY.



## DRIVE TIMES

## MINS

M50 Motorway Junction 5 (N2)	3
M50 Motorway Junction 6 (N3)	6
Dublin International Airport	9
Dublin Port Tunnel	10
Dublin City Centre	18

(Source: Google Maps without traffic)



**GPS: 53.39938, -6.31937**



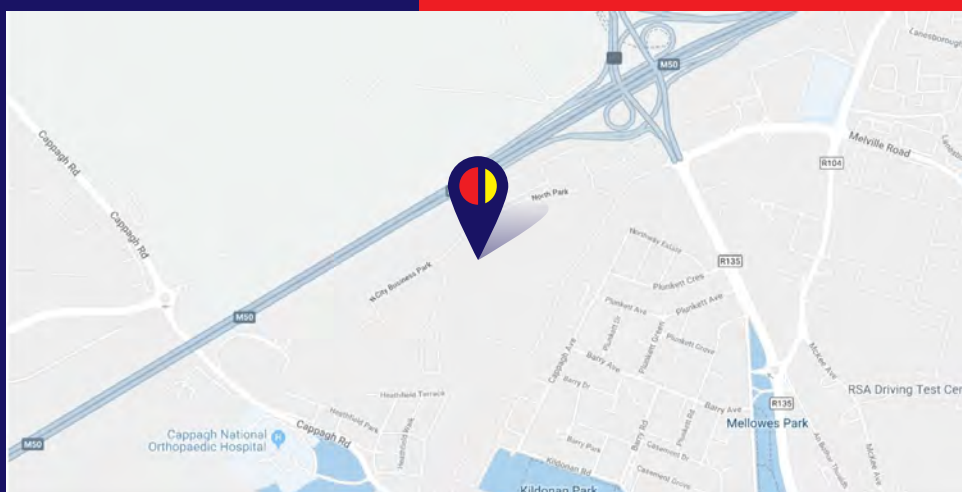
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### DISCLAIMER

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