

SHORT TERM LEASE

UNIT 5, SLANEY ROAD, DUBLIN INDUSTRIAL ESTATE,
DUBLIN II - DII T266

BER D2



01-638 2700

- Excellent corner warehouse, showroom & office facility
- Extending to approx. 1,154 sqm (12,422 sqft)
- Superb location within close proximity to the city centre and M50 with well know occupiers in the area that include Lidl, Bargintown, Tyreland and Woodies
- Good loading / unloading and car parking to the front and side



LOCATION

The property is situated at the corner of Lee Road and Slaney Road just after entering Dublin Industrial Estate from the Glasnevin Road. The location offers easy access to the M50 motorway and is situated approximately 4km south of the M2/M50 interchange providing rapid motorway access to Dublin Airport, the Port Tunnel and to the main arterial routes leading to and from the city.

DESCRIPTION

The property comprises a detached corner industrial premises with showroom, warehouse and office space. The original building is of concrete construction under a concrete barrell roof with bitchemin covering and approx. 20% roof lights. Internally there is a concrete floor and painted fair faced block walls.

The warehouse extension to the rear is of double skin metal decking and is accessed via one roller shutter door.

The single storey office area to the front is of concrete block construction with a flat roof. Internally there are plastered and painted walls and ceilings.

The premises benefits from an excellent car parking provision to the side and front of the property.

RENT

€95,000 per annum excluding rates, insurance, VAT and any other outgoings.

RATES

RV 32,500 Multiplier for 2022 is 0.268 = €8,710.

ACCOMMODATION

The accommodation and approximate floor areas are as follows:

Description	Sqm
Warehouse	262
Showroom	689
Single-Storey Offices	203
Total Gross External Area	1,154

LEASE TERMS

The property is available on a short term 3-year lease.

SERVICES

We understand that all mains services are supplied and connected to the property including 3-phase power.

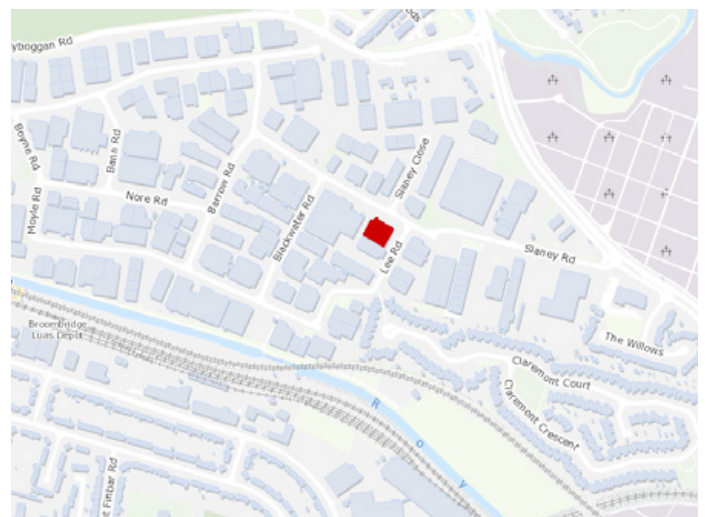
SERVICES

BER:D2
BER Number:800727711

FURTHER INFORMATION / VIEWING

Viewings are strictly by prior appointment with sole agents Lisney. For further information or to arrange a viewing contact:

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

