

TO LET

BER C2

UNIT 134

Slaney Close | Dublin Industrial Estate
Dublin 11 | D11 VX31

WOODIES

CITY CENTRE ↑

LIDL

GLASNEVIN ROAD

← M2/M50

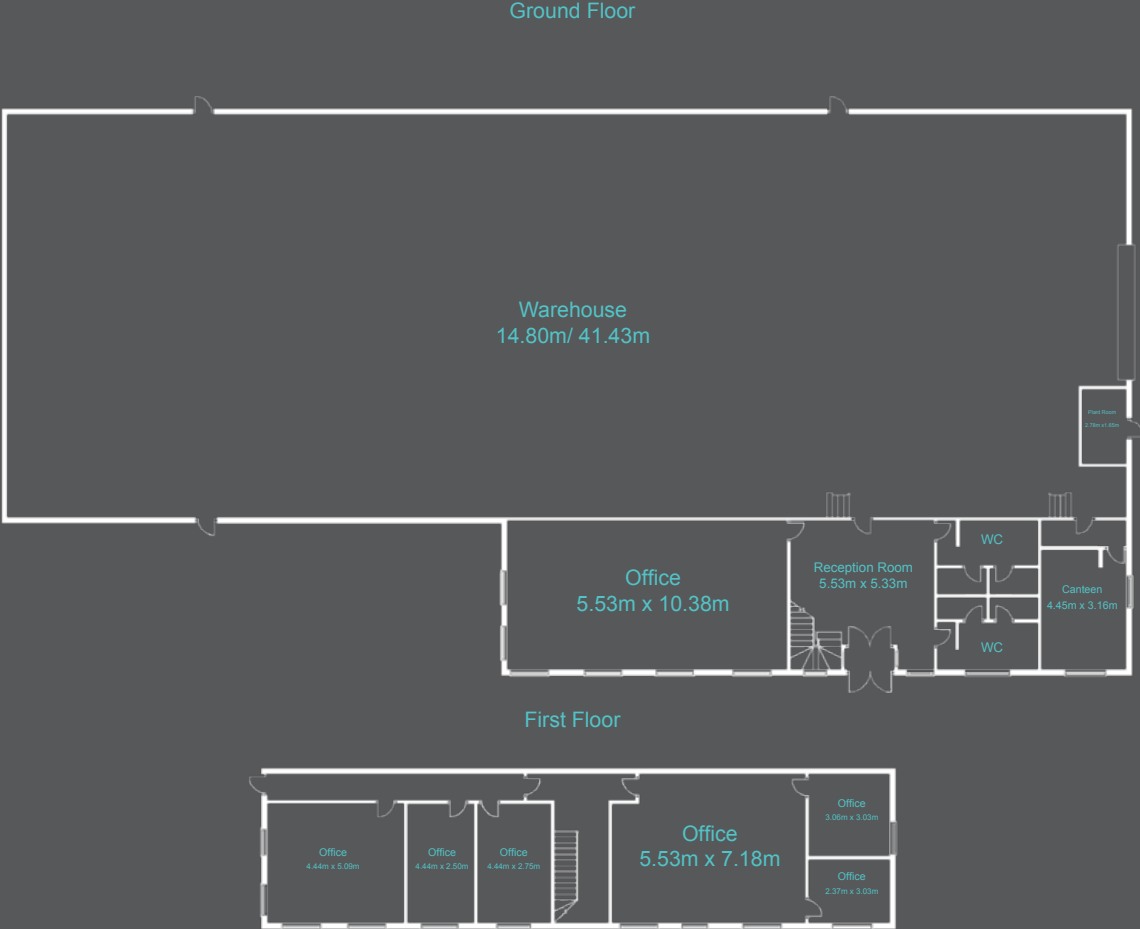
Lisney





Warehouse

KEY BENEFITS



*Not to Scale



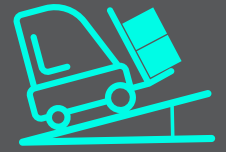
EXCELLENT DETACHED WAREHOUSE & OFFICE FACILITY



EXTENDING TO APPROX. 923 SQM (9,935 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



LOADING/UNLOADING VIA 1 ROLLER SHUTTER DOOR AND 7M EAVES

LOCATION

The property is situated on Slaney Close just off Slaney Road near the entrance to Dublin Industrial Estate from the Glasnevin Road. The property also benefits from excellent profile to the Glasnevin Road. The location offers easy access to the M50 via Junction 5 approx. 5km to the north and is situated approximately 4km north of Dublin City Centre. The property benefits from rapid motorway access to Dublin Airport, the Port Tunnel and to the main arterial routes leading to and from the city centre and nationwide.

ACCOMMODATION

The accommodation and approximate floor areas are as follows:

Description	Sqm
Warehouse	638
Two-Storey Offices	285
Total Gross External Area	923



DESCRIPTION

The property comprises a detached industrial premises with warehouse area and two storey office accommodation to the front. The building is of steel frame construction with infill concrete block walls to 2m and metal decking to the remainder all under a double skin insulated metal deck roof incorporating translucent roof lights. The two storey offices are of concrete block construction rendered externally in grey brick

The warehouse has a concrete floor, is accessed via one roller shutter door (4.55m W x 5m H) and has an eaves height of approx. 7m.

The two-storey office area to the front is of concrete block construction under the same pitched metal deck roof and with single glazed aluminium framed windows throughout. Internally there are plastered and painted walls, and ceilings with strip lighting. There are open plan and individual offices along with a canteen and wc's.

The premises has car parking for approx. 6 cars.



Canteen



Offices



Warehouse



Reception

RENT

€85,000 per annum excluding rates, insurance, VAT and any other outgoings.

RATES

RV 45,100 Multiplier for 2022 is 0.268 = €12,086.80.

LEASE TERMS

The property is available on a short-term lease.

SERVICES

We understand that all mains services are supplied and connected to the property including 3-phase power. A Gas boiler provides heating via wall mounted radiators in the offices

BER

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Front Elevation



Side Elevation

FURTHER INFORMATION / VIEWING

For further information or to arrange a viewing contact:

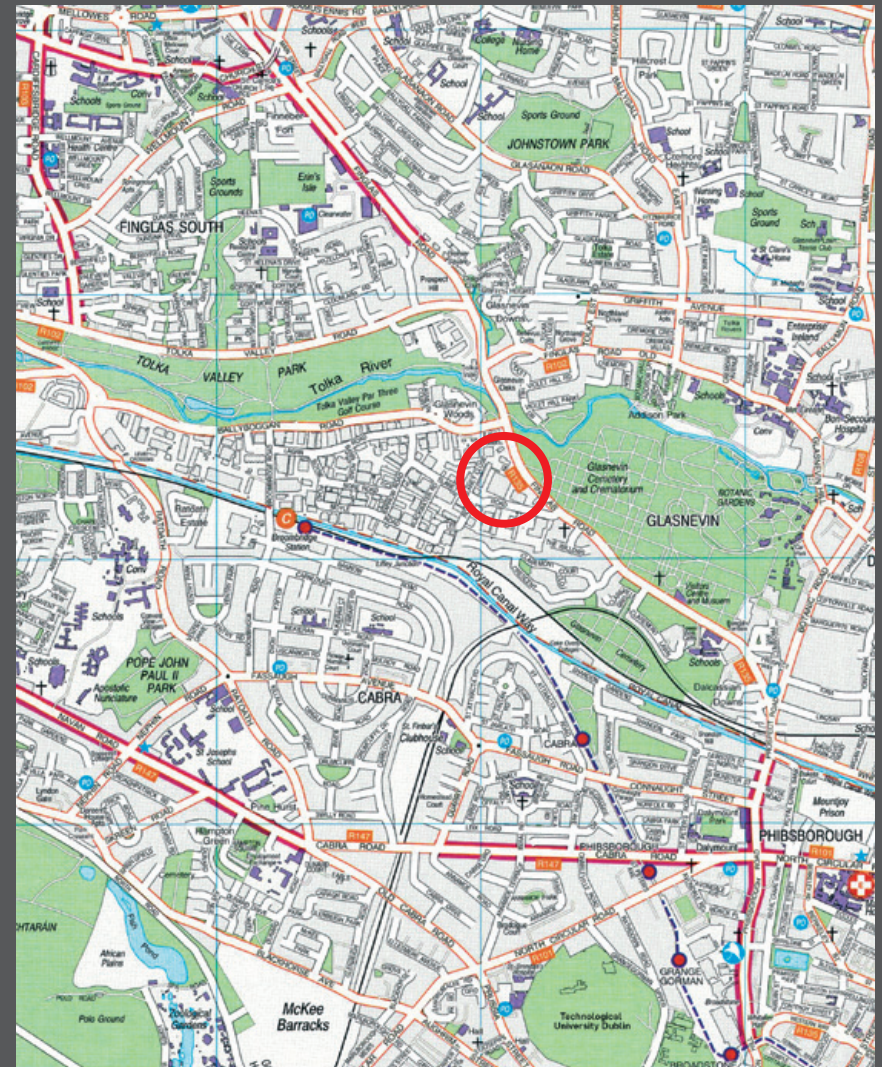
Cathal Daughton M: 087 689 9907 E: cdaughton@lisney.com

James Kearney M: 087 738 0566 E: jkearney@lisney.com

Viewings are strictly by prior appointment with sole agents Lisney.



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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.