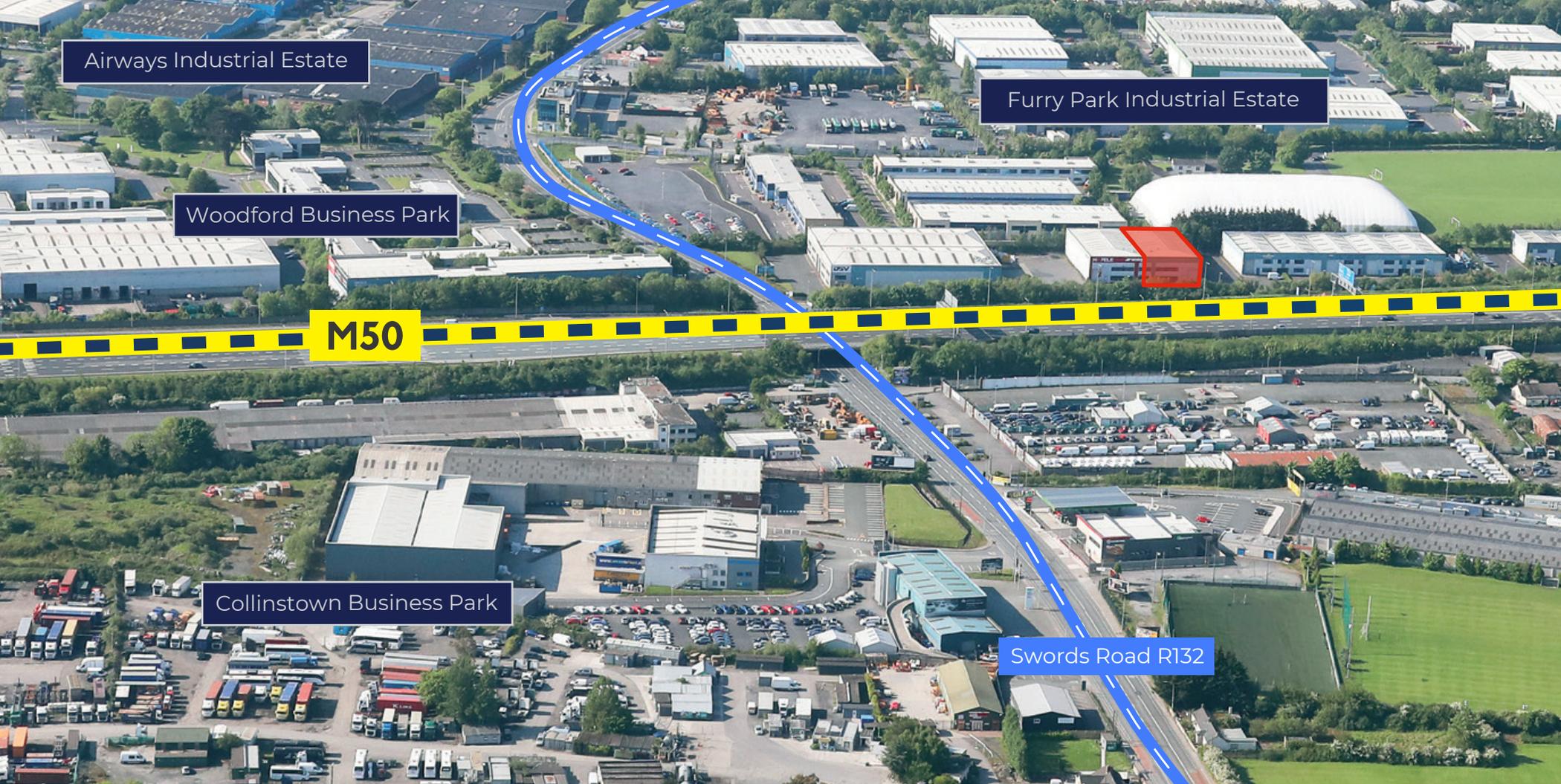




Unit L2 North Ring Business Park,  
Santry, Dublin 9

TO LET





Airways Industrial Estate

Furry Park Industrial Estate

Woodford Business Park

M50

Collinstown Business Park

Swords Road R132

## Location

The property is located within North Ring Business Park, a high-quality development fronting the M50 Motorway and benefits from immediate access to the Swords Road. The scheme is just minutes away from the M1 / M50 interchange, in addition to Dublin International Airport and Dublin Port. To the southeast in immediate proximity to the park lies Dublin Port Tunnel providing ease of access to Dublin Port and the Eastlink Toll Bridge. Occupiers in the locality include UPS, Dublin City Council and DSV.

Destination	Distance (km)	Minutes
N1/M50 (Junction 2)	2	3
Dublin Airport	2.8	5
Port Tunnel	6	12
Dublin City Centre	8.3	22



Steel portal frame construction



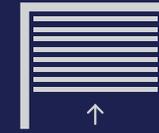
Located in a high-quality managed business park



Insulated metal deck roof with translucent panels



Sealed concrete floor



Automated ground-level roller shutter door



Eaves height of approximately 8.6m

## Scheduled Upgrades

- Recertifying all electrics
- Installation of LED lighting throughout
- Upgraded floor coverings
- Repairs to warehouse concrete floor
- New Kitchentte facilities
- New translucent panels to metal deck roof
- Servicing of the roller shutter door
- Heat source pump

Following completion of the works the building will benefit from a minimum BREEAM value of good to very good.



Accommodation	Size (Sqft)	Size (Sqm)
Warehouse	7,545	701
2 Storey Office & Staff Facilities	2,390	222
<b>Total</b>	<b>9,935</b>	<b>923</b>



Similar Unit

BER



Rent

On Application

Service Charge

Available upon request

Rates

RV 68,300 Multiplier for 2022 is 0.1796 = €12,266.68.

Lease Terms

Terms on Application

Further information/ viewing

Viewings are available strictly by appointment only with joint agents.

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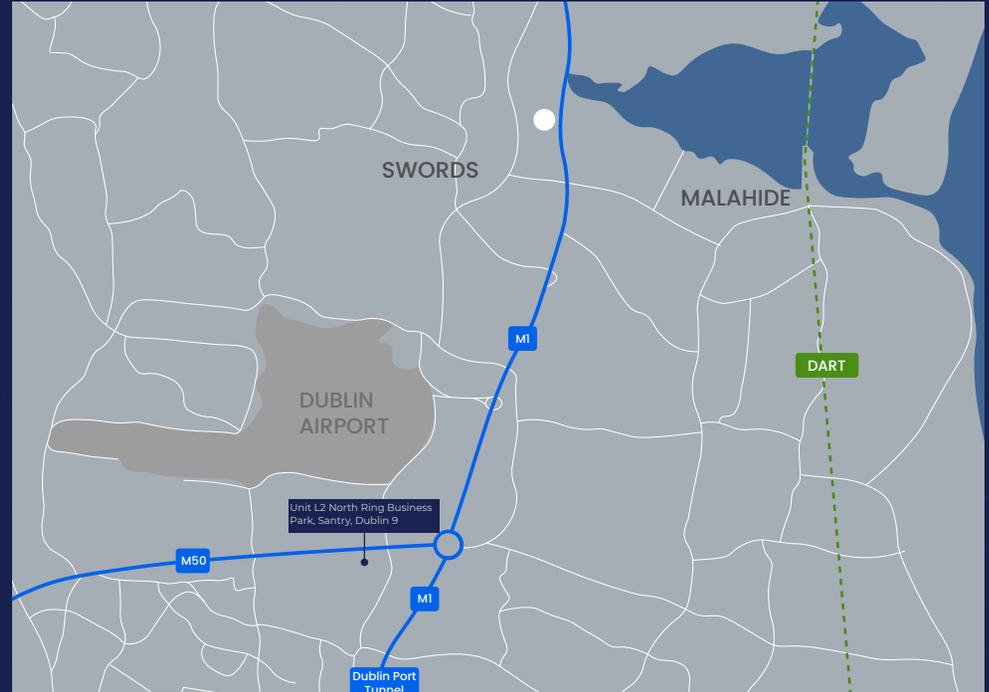
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