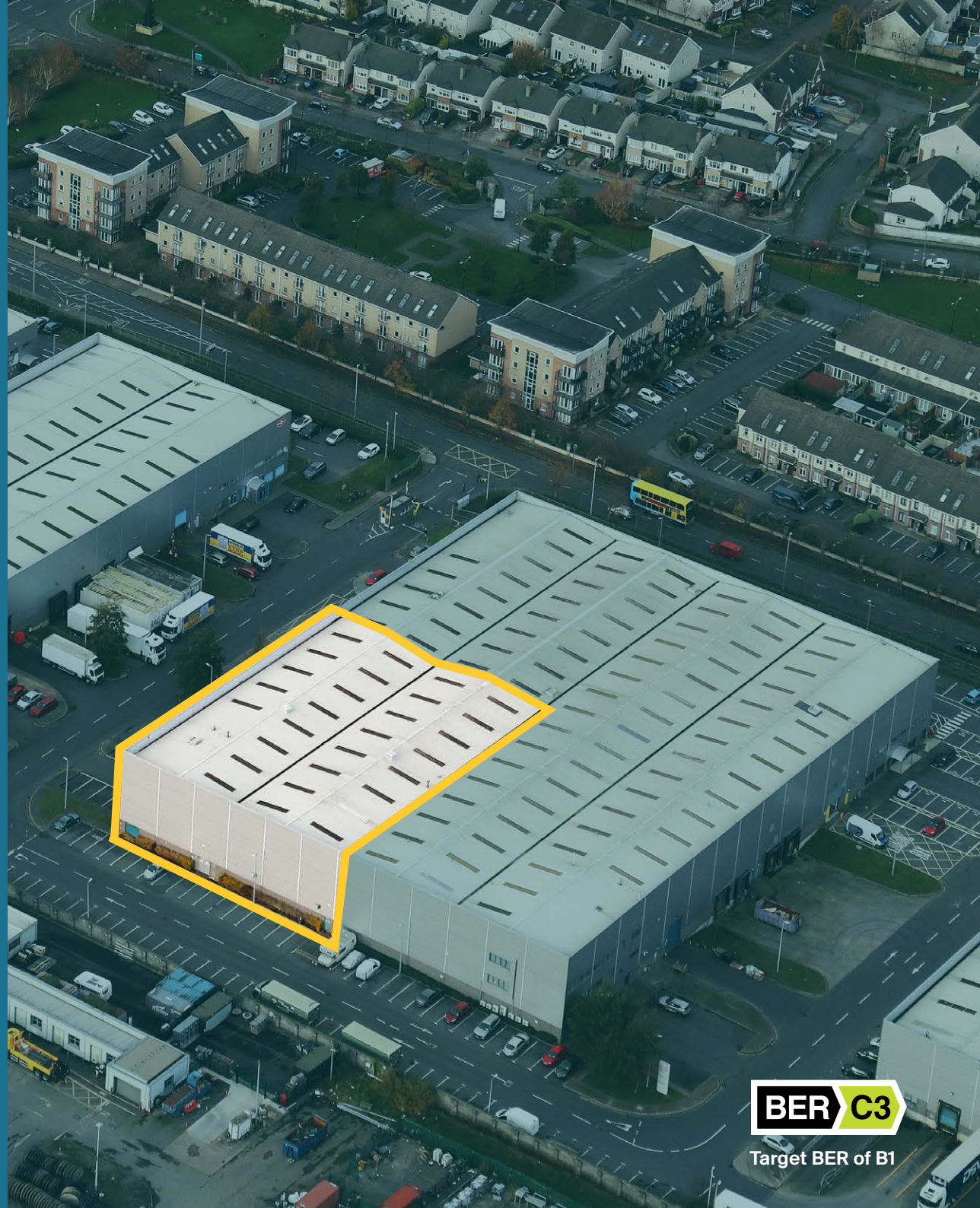


TO LET

# UNIT 8 CENTURY BUSINESS PARK

NORTH ROAD, FINGLAS, DUBLIN 11



**BER C3**

Target BER of B1



# LOCATION

- Strategically located adjacent to the M50, Century Business Park is one of the most accessible business parks in the country
- The scheme is well suited to international companies due to its close proximity to Dublin Airport (7 minutes), the Port Tunnel (10 minutes) and the M1 which links Dublin to Belfast (5 minutes) Furthermore, the M50 acts as an intersection for a number of major national roads
- The surrounding area provides a variety of amenities to an incoming occupier. Charlestown Shopping Centre and The Meakstown Centre are both less than 500 metres from the subject property. Occupiers include Dunnes Stores, KFC, McDonalds, Eurospar ODEON Plex, The Deputy Mayor, Hickey's Pharmacy to name a few. Furthermore, in addition to the advantage of the national roads, both Dublin Bus and Bus Eireann serve the immediate area



M50



Adjacent

AIRPORT



7 mins

PORT TUNNEL



10 mins

M1



5 mins  
Links Dublin to  
Belfast

SHOPPING



500m  
Charlestown  
Shopping Centre  
& Lidl

# DESCRIPTION

- High bay logistics / industrial facility of approx. 20,672 sq.ft. to include 2 storey office accommodation to the front elevation
- Steel portal frame construction with an insulated metal deck roof (incorporating translucent panels) over
- Loading via 2 no. dock levellers & 1 no. automated ground level roller shutter door
- Clear internal height of approx. 11m
- Upcoming refurbishment due in early 2024. More details available on request
- On site designated and communal car parking
- Secure well managed business park

## Schedule of Accommodation

DESCRIPTION	SQ.M.	SQ.FT.
Warehouse	1,534	16,512
Ground floor office	179.5	1,932
First floor office	181	1,948
Ancillary block	26	280
<b>Total Gross External Floor Area</b>	<b>1,921</b>	<b>20,672</b>

Floor areas are approximate. Intending occupiers are specifically advised to verify all information, including floor areas / measurements - SEE DISCLAIMER

## Proposed Refurbishment to Include

- Provision of new double-glazed windows and entrance door
- New carpet tiles to office areas
- New tea station
- Upgraded toilets with addition of shower(s)
- Refurbishment of dock levellers
- Refurbishment of level access door
- Complete redecoration
- New ceiling tiles downstairs
- New radiators

### EAVES HEIGHT



11m

### PARKING



Designated & Communal





## Services

We have assumed that all services including electrical, water and drainage are available to the property. Intending occupiers are specifically advised to check all services.

## Rent / Lease

On application

## Viewing

Strictly by prior appointment with the sole agents Knight Frank.

## BER

BER Rating: C3

BER Number: 800795189

Energy Performance Indicator: 531.15 kWh/m<sup>2</sup>/yr



Target BER of B1



## Contact:

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