

TO LET

UNIT 8 CENTURY BUSINESS PARK

MELVILLE ROAD, FINGLAS, DUBLIN 11

FULLY REFURBISHED



BER 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
- Full refurbishment programme completed. 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
Total Gross External Floor Area	1,921	20,672

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

EAVES HEIGHT



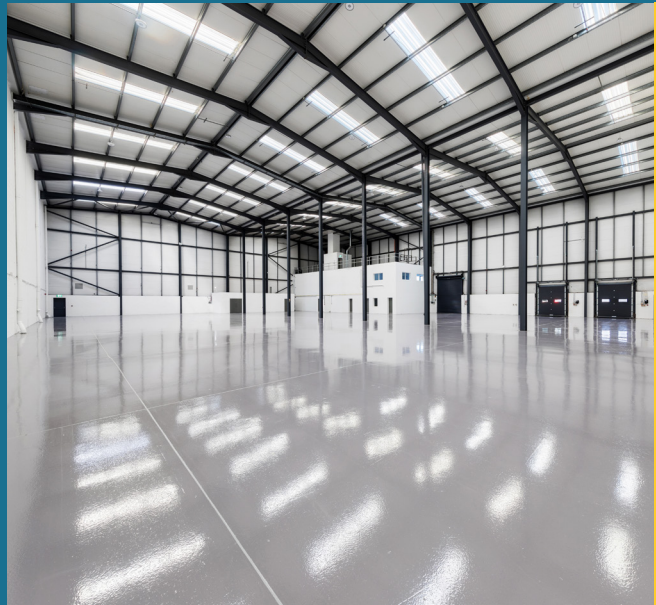
11m



PARKING



Designated & Communal



Refurbishment works undertaken

- Provision of new double-glazed windows and entrance door
- New tea station
- Upgraded toilets with addition of shower(s)
- Refurbishment of dock levellers
- Refurbishment of level access door
- Complete redecoration of all internal surfaces to include new insulated plasterboard to party wall between warehouse and office
- New ceiling tiles
- New radiators
- Recommissioning life safety systems (Emergency lighting, fire alarm)
- Strip out & replacement of existing floor and ceiling finishes
- Relining gutters & recoating of roof sheets (to include translucent panels)
- Recoating / rebranding of external elevations
- Sustainability upgrades - addition of a new gas fed boiler (operates at a 94% efficiency) and LED lighting throughout



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 joint agents.

BER

BER Rating: B1

BER Number: 801038746

Energy Performance Indicator: 112.85 kWh/m²/yr



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