

TO LET - 2 X SUBSTANTIAL REFURBISHED INDUSTRIAL FACILITIES

1. Jamestown Road , Finglas, Dublin 11 (13,097 sq m / 140,980 sq ft)
2. McKee Avenue, Finglas, Dublin 11 (3,596 sq m / 41,990 sq ft)



Quality Industrial Facilities Totalling 182,970 sq ft

- 6 - 11 metres clear internal height
- Excellent loading access and yard space
- Both buildings have recently undergone significant refurbishment throughout
- Each building has the benefit of road frontage with 3 vehicular access points to Jamestown and 1 vehicular access point to McKee Avenue

Location

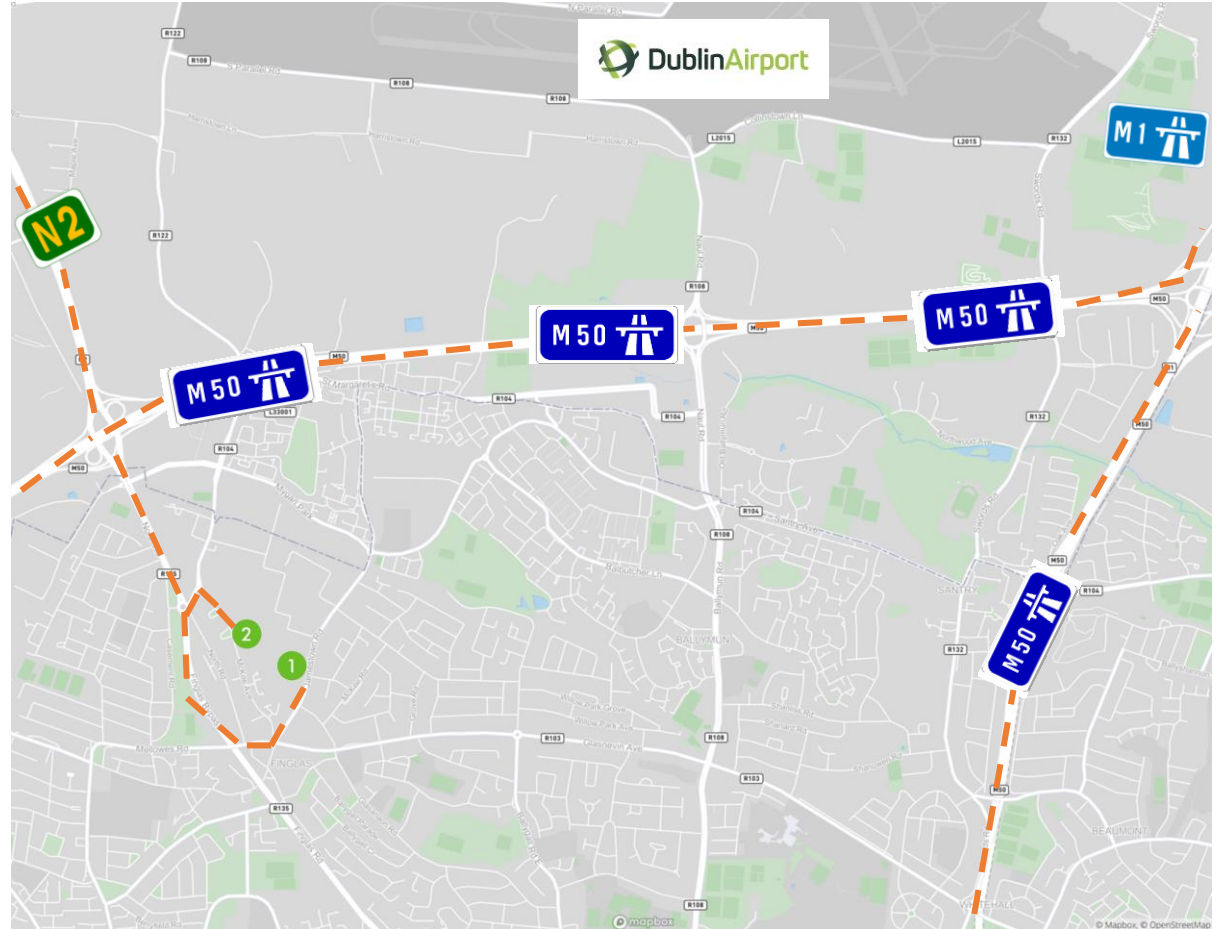
The properties are strategically located adjacent the N2/M50 Motorway (Junction 5) providing ease of access to all arterial routes including the M1 Dublin – Belfast corridor as well as Dublin Port Tunnel.

The properties are located approximately 8.5km south of Dublin Airport and approximately 6km north of Dublin City Centre.

Drive Times

Jamestown Road	Distance
N2/M50 (Junction 5)	2.5 km
M1/M50 (Junction 3)	5.9 km
Dublin Airport	7.9 km
Dublin Port Tunnel	11.1 km

McKee Avenue	Distance
N2/M50 (Junction 5)	1.4 km
M1/M50 (Junction 3)	7 km
Dublin Airport	9 km
Dublin Port Tunnel	11.8 km



Property 1 - Jamestown Road, Finglas, Dublin 11

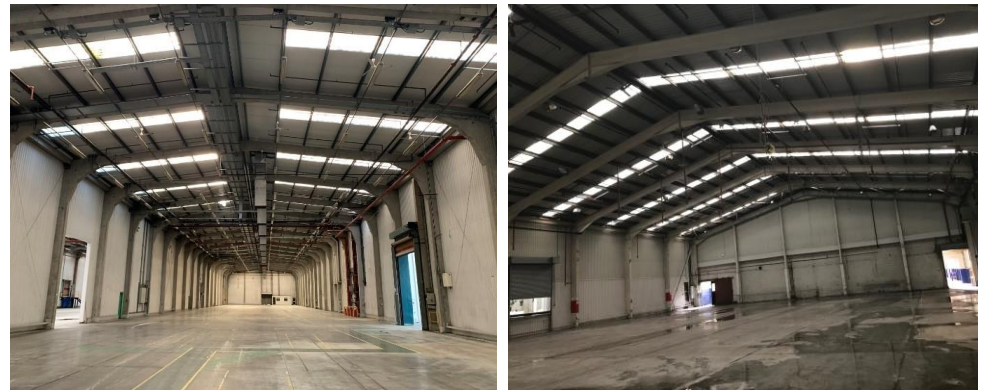
Description

This 13,097 sq m (140,980 sq ft) facility is situated on a secure site of 2.86 ha (7.07 acres).

The facility includes two high bay warehouse sections extending to approximately 7,459 sq m (80,291 sq ft) which are finished to an extremely high specification with a clear internal height of 11 metres. Lighting is provided by means of strip lighting and high bay halogen lighting within the loading area. This section is of concrete portal frame construction and is fitted with gas fired blow heaters and a sprinkler system throughout.

Loading to this section is via 2 grade roller shutter doors, 1 ramped roller shutter door and 2 dock levellers. Loading to Hall 5 is via 2 grade roller shutter doors and this section is of steel frame construction.

The overall site benefits from excellent accessibility with 3 vehicular access points along the Jamestown Road.



Accommodation Schedule

Description	Sq M	Sq Ft
Warehouse	12,027	129,463
Offices	1,069	11,517
Total	13,097	140,980

Building capable of being subdivided into multiple units

Property 2 - McKee Avenue, Finglas, Dublin 11

Description

The overall property consists of an industrial / manufacturing facility extending to approximately 3,596 sq m (41,990 sq ft), including ancillary office accommodation of 305 sq m (3,283 sq ft).

The unit comprises warehousing accommodation which is of steel portal frame construction with concrete block in fill walls to full height with double skin asbestos roof over which has been re-clad externally with modern roof. Lighting is provided by means of high bay halogen lighting. The clear heights of the units are approx. 6m.

Planned demolition works will provide a 1 acre loading yard to the front of the facility.



Accommodation Schedule

Description	Sq M	Sq Ft
Warehouse	3,291	35,424
Offices	305	3,283
Total	3,596	41,990

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Viewing

Strictly by appointment.

Rent & Terms

On Application

BER Certificate:

Property 1, Jamestown Road

BER Rating: E1

BER Number: 800316556

Energy Performance Indicator: 187.54 Kg/CO₂/m²/yr 2.25

Property 2, McKee Avenue

BER Rating: C3

BER Number: 800116360

Energy Performance Indicator: 85.93 Kg/CO₂/m²/yr 1.52

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