

TO LET

Unit 1B & 1C Finches Industrial Park, Long Mile Road, Dublin 12

CUSHMAN & WAKEFIELD



Mid-Terrace Warehouse Unit of approximately 1,716 sq m (18,470 sq ft) GEA.

Property Highlights

- Mid-Terrace unit extending to approximately 1,716 sq m (18,477 sq ft) GEA.
- The property is situated on a prominent location within Finches Industrial Park, located just off the Long Mile Road.
- Set within a secure industrial location, the property offers opportunities for a mix of commercial uses such as leisure, retail wholesale and industrial (S.P.P).
- Loading access is via a single roller shutter door situated to the front of the property

Contact

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Location

The property is located in Finches Industrial Park, situated just off the Long Mile Road. The subject property is situated a short distance from the Naas Road (N7) / M50 Motorway thus providing rapid access to all the main national roads to and from Dublin city centre. Dublin city centre is approximately 6 km west of the estate.

The area enjoys good public transport links with the Kylemore Luas Red Line stop and several Dublin Bus Services all within walking distance. The surrounding area is predominantly commercial in character with a mix of retail office and commercial users. Several industrial estates are nearby including Western Industrial Estate, Park West, Jamestown, Ballymount and Bluebell Industrial Estates. Well-known occupiers in the area include AXA Insurance, Renault Trucks, Hyundai, DHL.

Description

- The subject property consists of a mid-terrace warehouse unit that comprises a steel metal deck roof.
- Internally, there are full-height concrete block walls, with a pebble dash finish on the exterior perimeter.
- Clear internal height of approximately 3.45m rising to 7m at the apex
- Loading access is via a single loading door.

- The property contains approx. 7,341 sq ft of mezzanine

Accommodation Schedule

Description	Size (sq m)	Size (sq ft)
Warehouse	1,277	13,745
Office	439	4,725
Total	1,240	18,470
Mezzanine	682	7,341

Rent

Rent on application

Commercial Rates

Approx. €10,518.60

Service Charge / Insurance

TBC

Viewings

View by appointment with sole agents
Cushman & Wakefield

BER Details

BER Rating: D1

BER Number: 800414351

Energy Performance Indicator: 677.19
kWh/m²/yr1.58

BER D1

