

**For Sub Lease:
Unit M2, North Ring Business Park,
Santry, Dublin 9**



Property Highlights

- Superb modern warehouse with offices totalling approx. 527 sq. m. (5,672 sq. ft.).
- Clear internal height of approx. 6.3m
- Only minutes from Dublin Airport, the Port Tunnel and Dublin City Centre.
- Located in an established and actively managed business park.
- Direct profile onto the M50 motorway.

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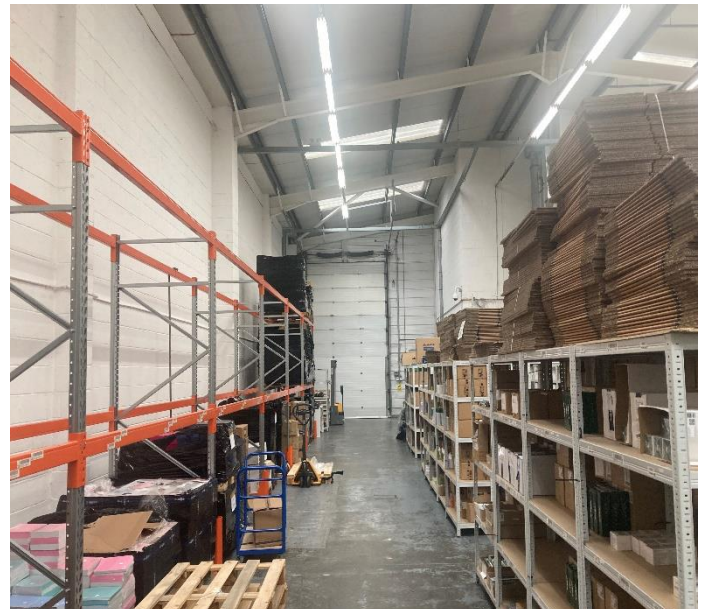
PSRA No.: 002222





Location

- The property is located within North Ring Business Park, a high-quality development fronting the M50 Motorway.
- The park is accessed from the Swords Road and is just minutes from the M1/M50 interchange and Dublin Airport.
- 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.





Description

- Unit M2 North Ring Business Park extends to approximately 5,672 sq ft (527 sq m).
- The unit is of steel portal frame construction comprising an insulated metal decking roof incorporating translucent panels over.
- The subject property has a clear internal height of 6.3 metres and comprises a sealed concrete floor.
- Loading access is granted via 1 ground-level roller shutter door.
- The unit has two-storey open plan office accommodation fitted out with suspended ceilings with recessed lighting, painted and plastered walls and heavy contact carpets throughout.
- The office accommodation is also fitted out with perimeter trunking with power / data sockets, and has WC facilities on ground and first floor levels.

Tenancy Details

- Available via sub lease from September 2020 for a 15 year FRI lease with a break in year 7.
- There are 5 yearly CPI linked rent reviews, with the first one occurring in September 2025.

Schedule of Accommodation

Approx. gross external floor area	sq m
Warehouse	373
Two Storey Offices	154
Total	527



Service Charge

To be confirmed.

Commercial Rates

To be confirmed.

Services

We have assumed that all services, including electrical, water and drainage are available to the property.

BER

BER Rating: C2

BER Number: 800917130

Quoting Rent

Quoting Rent of €15.00 per sq. ft. (Exclusive of outgoings).

Car Spaces

7 designated car spaces to the front of the unit.

Viewings

View strictly by appointment with sole agent Cushman & Wakefield.

Any intended purchaser will need to satisfy themselves as to the exact floor area of the subject property.

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