

Unit 6.2 Woodford Business Park, Santry, Dublin 17

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- **To Let**
- Modern warehouse facility extending to approx. 877.9 sq.m (9,450 sq.ft)
- Structural mezzanine providing a further 143.7 sq.m (1,547 sq.ft)
- Eaves height of 9m with racking in-situ.
- Strategic location close to M1, M50, Dublin Airport and Port Tunnel
- Situated within a well maintained and secure Business Park environment
- Adjoining occupiers include Abbott, Coillte, Hella, Norbert Dentressangle, Stream Global Services, Keenan Property Management
- Building Energy Rating: **BER C1**



Semi-detached warehouse accommodation

Warehouse and workshop extending to approximately 877.9 sq.m (9,450 sq.ft)

Structural mezzanine providing a further 143.7 sq.m (1,547 sq.ft) of storage

9 metres eaves height with racking provided

10 no. surface car parking spaces

Previously occupied by Staples, the global supplier of office products, who vacated as part of an overall restructuring of their operations

Readily lends itself to a wide variety of potential uses and would particularly suit a distribution/order fulfilment business or a light manufacturing company

The approximate gross external floor area of the building is as follows:

Description	Sq.M	Sq.Ft
Warehouse	739.2	7,957
Workshop (sub-mezzanine)	138.7	1,493
Total (Gross External Area)	877.9	9,450
Mezzanine	143.7	1,547

Building Energy Rating (BER)

BER: **BER C1**

BER No. 800143729

Energy Performance Indicator : 317.51 kWh/m²/yr

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Situated just inside the main entrance to Woodford Business Park, off the Swords Road.

1.5 kms (1 mile) from M1/Coolock Lane junction

2.5 kms (1.5 miles) from Dublin Airport via Swords Road

3.0 kms (1.8 miles) from M50/M1 (Junction 3)

9.0 kms (5.5 miles) from Dublin City Centre

Occupiers within the estate include Abbott, Coillte, Hella, Norbert Dentressangle, Stream Global Services, Keenan Property Management.



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Lease Terms

Available under new lease terms

Rent

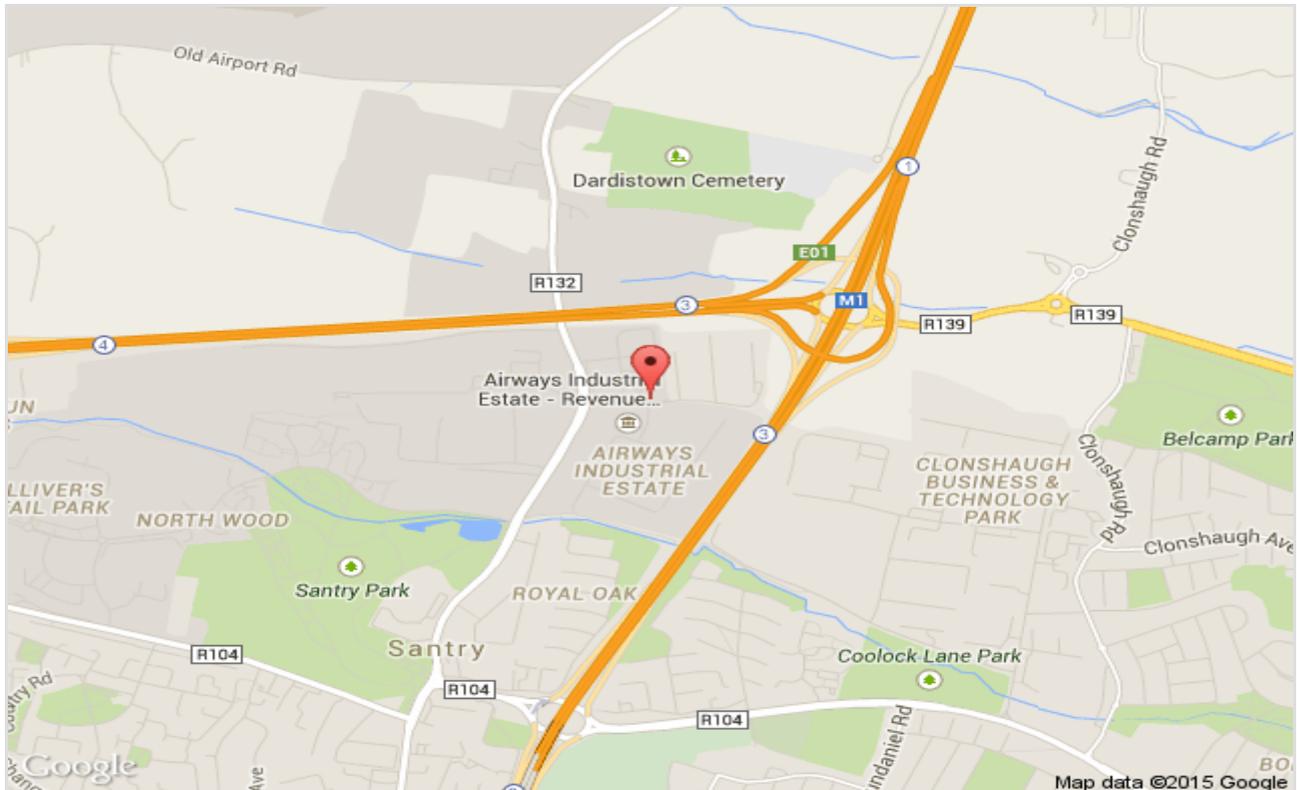
On application

Viewing

Strictly by appointment only

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Tel: +353 (1) 6477900
Niall Brereton
nbrereton@bannon.ie
001830-002134



Tel: +353 (1) 6731600
Nigel Healy
nigel.healy@eu.jll.com