

Lisney

 **bannon**

TO LET

TURVEY BUSINESS PARK
DONABATE
CO. DUBLIN



01-638 2700

- Superb purpose built high bay distribution facility approximately 4,030 sqm just off the old Dublin to Belfast Road, adjacent Dublin Airport, M50 and Port Tunnel.
- 3 Loading Docks and 3 Loading Doors with an eaves height of approx. 10m.
- Fully racked.
- Flexible lease terms.



LOCATION

The property is located on the eastern side of the old Dublin to Belfast Road (the R132) approx. 2km north of the Swords North Junction on the M1 and approx. 20km north of Dublin city centre. The property benefits from excellent accessibility to the M50, Dublin Airport and Dublin Port Tunnel. The property is located at the entrance to Turvey Business Park and has profile on to the R132.

DESCRIPTION

The property comprises a purpose built high bay distribution facility situated at the front of the estate with ample loading/unloading and car parking facilities situated on a site of approx. 0.93 ha (2.32 acres).

The building is of steel portal frame construction with concrete block infill walls to approximately 2m in height and metal deck to the remainder, all under a double skin insulated metal deck roof incorporating translucent roof lights. The warehouse area has a sealed concrete floor and is accessed via three roller shutter doors to the rear and three loading docks to the front. The warehouse is fully racked and has an eaves height of approx. 10m.

The two storey office area has plastered and painted walls and ceilings and comprises office, w.c.'s and canteen.

ACCOMMODATION

Description	Sqm
Warehouse	3,910
Two Storey Offices	80
Total Gross External Floor Area	3,990

RENT

€285,000 per annum payable quarterly in advance by direct debit, excluding rates, insurance, service charge, VAT and any other outgoings.

RATEABLE VALUATION

RV €413,000. 2011 Rates €60,711.

VIEWING / FURTHER INFORMATION

For further information or to organise a viewing, please contact the joint agents:

Lisney

Cathal Daughton Tel: 01-638 2737 Email: cdaughton@lisney.com
or Keith Begley Tel: 01-638 2793 Email: kbegley@lisney.com

or

Bannon

Peter Levins, Bannon, Hambleden House, 19/26 Pembroke Street, Dublin 2. Tel: (01) 647 7900, Email: plevins@bannon.ie



ST. STEPHEN'S GREEN OFFICE

24 St. Stephen's Green, Dublin 2
Tel: +353 1 638 2700
Fax: +353 1 661 5086
Email: dublin@lisney.com

OTHER OFFICES

5 Linenhall Street, Belfast BT2 8AA. Tel: +44 2890 501 501 Fax: +44 2890 501 505
Email: property@lisney-belfast.com
1 South Mall, Cork. Tel: +353 21 427 5079 Fax: +353 21 427 2405
Email: cork@lisney.com