

Unit 6.2 Woodford Business Park, Santry, Dublin 17

summary

details

location

title

streetview



- 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)



in preparing them, Bannon, for themselves and for the vendor/lessor whose agents they are, give notice that: (a) The particulars are set out as a general outline for guiding potential purchasers/ tenants and do not constitute any part of an offer or contract. (b) Any representation including descriptions, dimensions, references to condition, permissions or licences for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (c) Neither Bannon nor any of its employees have any authority to make or give any representations or warranty in relation to the property. All maps are produced by permission of the Ordnance Survey Ireland Licence No. AU00470011 - Government of Ireland. PSRA Licence No. 001830

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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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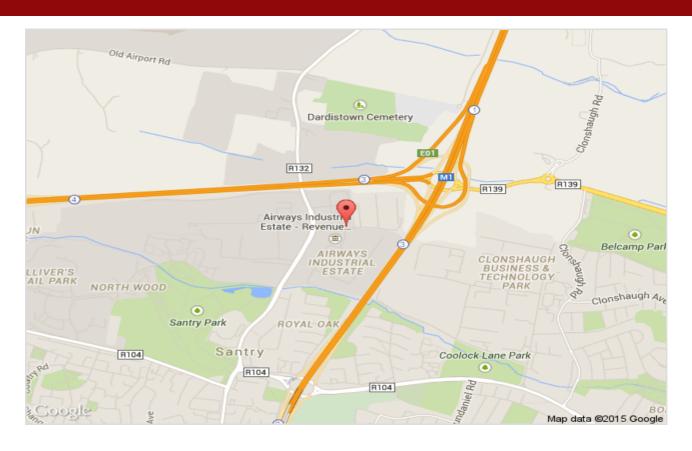
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