

Lisney

UNITS 12 & 12A
JAMESTOWN BUSINESS PARK,
FINGLAS, DUBLIN 11

FOR SALE/TO LET



01-638 2700

- Two back to back industrial units comprising a total of approximately 354 sqm.
- Excellent location approximately 1km north of Finglas village, adjacent to the N2/M50 junction and approximately 7km north of Dublin city centre.
- Flexible storage space from 155 sqm - 354 sqm.
- Available in one or two lots.



LOCATION

The property is situated within Jamestown Business Park which is located approximately 1km north of Finglas village, adjacent to the N2/M50 junction and approximately 7km north of Dublin city centre. The park which is accessed via McKee Avenue and Jamestown Road benefits from its accessibility to the M50, Dublin Airport, Dublin Port tunnel and to all routes leading to the north, south and west of the country.

DESCRIPTION

The property comprises two interconnecting mid-terrace industrial units, with two-storey office accommodation in both units and accessed via one roller shutter door per unit.

The building is of steel portal frame construction with concrete block infill walls to full height rendered externally in metal decking and forticrete block work under a double skin pitched metal deck roof incorporating translucent roof lights. The warehouse area has a sealed concrete floor, fair-faced concrete block walls, is accessed via two roller shutter doors with a clear internal height of 6m. The two-storey office accommodation has the benefit of plastered and painted walls and ceilings, fluorescent strip lighting and a mixture of tile and carpet covered concrete floors.

SERVICES

The main services supplied and connected to the premises include water, electricity, (3 phase) drainage, sewerage and telephone. The building is fully alarmed with both burglar and fire alarm systems.

ACCOMMODATION

The approximate floor areas are as follows:

Description	Sqm
UNIT 12	
Warehouse	110
Two-Storey Office	45
Gross External Area	155
UNIT 12A	
Warehouse	115
Two-Storey Offices	84
Gross External Area	199
Total Gross External Area	354
Mezzanine Floor	22

PRICE

€325,000, open to offers exclusive of VAT and stamp duty.

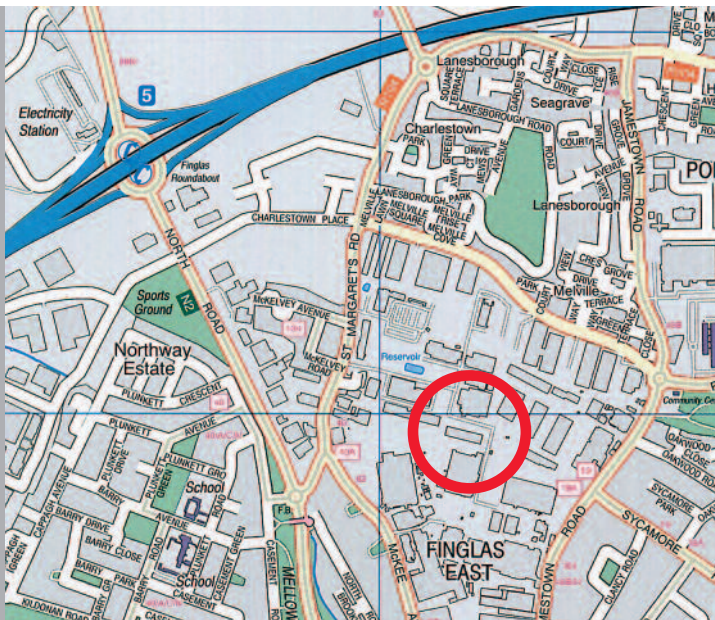
RENT

€21,000 per annum, open to offers exclusive of VAT, service charge, rates, insurance and all other outgoings.

VIEWING / FURTHER INFORMATION

For further information or to arrange a viewing, please contact:

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



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

Lisney for themselves and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants should satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Lisney nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.