

**TO LET**  
**SUPERB INDUSTRIAL UNIT**  
**AT**  
**UNIT 6 LAGAN ROAD,**  
**DUBLIN INDUSTRIAL ESTATE,**  
**GASNEVIN, DUBLIN 11.**



**LOCATION**

Dublin Industrial Estate is a long established and much sought after location close to the city centre and equally convenient to the M50 Motorway. Consistent demand exists for properties in this development which appeals to both owner occupiers & Investors.

The property is located off Lagan Road within Dublin Industrial Estate. The estate is one of the longest established estates in Dublin and is highly popular due to the fact that it is conveniently located, only 4km North West of Dublin City Centre. The estate lies on the South West side of Finglas Road, Dublin airport and Dublin Port Tunnel are a short drive from the N2/M50 Motorway Interchange.

## DESCRIPTION

Unit 6 comprises a end terrace single storey warehouse unit with two storey offices on the front elevation. The warehouse has the benefit of roller shutter door on front elevation for vehicular access to the warehouse.

The unit has steel portal frame on concrete block pillars, concrete block infill walls, rendered & painted externally, concrete floors with painted finish, aluminium windows, electric roller shutter door to warehouse and car parking area to the front.

This development consists of 6 Own Door Units, No. 6 is located to the rear of the development on the eastern end of Lagan Road within Dublin Industrial Estate.

## ACCOMMODATION

	APPROX. SQ. M.	APPROX. SQ. FT.
<u>Ground Floor</u>		
Warehouse	568	6,123
Offices	134	1,447
<u>First Floor</u>		
Offices	(134)	(1,447)
<b>TOTAL GROSS FLOOR AREA</b>	<b>703</b>	<b>7,570</b>

## SERVICES / GENERAL

All mains services are installed including:

- Traditional construction materials used throughout
- Colour coated aluminium windows and personal doors
- Concrete Floors
- Steel frame
- Car parking and loading facilities
- Fully fitted office & Painted warehouse floors
- Warehouse lighting throughout
- Inspection Highly Recommended

## LEASE TERMS

The property is available to let on full repairing & insuring terms.

Available for Occupation May 2017

## Inspection

Strictly by Prior Appointment Only

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