

**TO
LET**

**UNIT 1 SLANEY ROAD
DUBLIN INDUSTRIAL ESTATE
GLASNEVIN
DUBLIN 11**



SEMI-DETACHED INDUSTRIAL UNIT ON CORNER SITE

TOTAL FLOOR AREA C. 6,300 SQ. FT. (585 SQ. M.)

LOCATED ON THE CORNER OF SLANEY AND LEE ROAD
WITH EXCELLENT ROAD FRONTAGE IN THE WELL
ESTABLISHED DUBLIN INDUSTRIAL ESTATE.

SUITABLE FOR A WIDE VARIETY OF USES, INCLUDING
INDUSTRIAL, TRADE & SHOWROOM AND RETAIL
(SUBJECT TO P.P)

CONVENIENT ACCESS TO THE N2, M50 AND ALL MAIN
ARTERIAL ROUTES.

**F.J. Frisby
& Associates**
Commercial Property Specialists

LOCATION

The property is located on Slaney Road within Dublin Industrial Estate, a well established and sought after location close to the city centre and the M50 connecting the premises to all main arterial routes. The property is located on the north western side of Slaney Road close to the intersection with Slaney Close to the front of Dublin Industrial Estate. The property benefits from excellent road frontage suitable for trade or retail uses. Dublin Industrial Estate is within close proximity to the N2 dual carriageway, connecting to the M50 which provides access to all main routes from Dublin. The city centre can be reached within 6 km and access to the port tunnel which leads to Dublin Airport. Neighbours include, Lidl, Woodies, Chadwicks, Bargaintown, Code Blue and Eurosales.

DESCRIPTION

1 Slaney Road is a semi-detached industrial unit extending to 6,300 sq. ft. on a corner site with established showroom / trade use. The property comprises a warehouse of 5,300 sq. ft. to include warehouse manager's office, canteen and WC, plus an additional 1,000 sq. ft. of private offices and showroom space.

Currently in use as a motor showroom, retail and service center and formerly occupied by a bathroom showrooms, it is suitable for a wide variety of uses. Bearing in mind adjoining units of industrial, trade and showroom, office and retail users, subject to planning permission. The building is of concrete block walls and concrete roof.



LEASE TERMS

The premises is offered to let on a new lease on full repairing and insuring terms. Price available on application.

<u>Accommodation</u>	<u>Sq. ft. (approx.)</u>	<u>Sq. m. (approx.)</u>
Industrial Unit (Including Warehouse and office accommodation)	6,300	585
TOTAL FLOOR AREA	6,300	585

Inspection by appointment
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