

**TO
LET**

**UNIT 5 LAGAN ROAD
97/98 LAGAN ROAD
DUBLIN INDUSTRIAL ESTATE
GLASNEVIN
DUBLIN 11**



SUPERB INDUSTRIAL UNIT - NEWLY REFRESHED AND READY FOR OCCUPATION

2,045 SQ. FT (190 SQ. M)

SINGLE STOREY TERRACED WAREHOUSE UNIT WITH OFFICE ACCOMMODATION.

LOCATED IN THE HEART OF DUBLIN INDUSTRIAL ESTATE IN GLASNEVIN.

SUITABLE FOR A VARIETY OF USERS.

AVAILABLE FOR IMMEDIATE OCCUPATION.

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

PSRA 002980

LOCATION

Unit 5, 97/98 Lagan Road is located within the well established industrial hub of Dublin Industrial Estate, Glasnevin. The property is part of a block of 6 units off Lagan Road.

The property is easily accessed via Junction 6 of the M50 which is 5km away and serves all main arterial routes throughout the country. The property is located within 6km of Dublin City Centre. Broombridge Luas station is a short distance from the property providing ease of access and the area is served by all major Dublin Bus routes. Nearby occupiers include, GKRT, Lucky Me Ltd, Strong Roots, Tegral Lighting, Screwfix, Bargaintown and more.

DESCRIPTION

The subject property comprises a terraced single storey warehouse unit with office accommodation to the front of the property. The property has a roller shutter door to allow for vehicular access to the warehouse area.

The property is of steel portal frame on concrete block pillars, concrete block infill walls, rendered and painted externally, concrete floors, aluminium windows, warehouse lighting, electric roller shutter and car parking to the front of the property.

The property has recently undergone some refreshments in the form of internal paint work throughout and new polished concrete floors in the warehouse. All mains services are installed.



FLOOR PLAN
Not to Scale

<u>Accommodation</u>	<u>Sq. ft. (Approx.)</u>	<u>Sq. m. (Approx.)</u>
Warehouse	1,614	150
Office & WC	366	34
Total	2,045	190

PRICE AVAILABLE UPON REQUEST.

Inspection

Strictly by prior appointment only

F.J. Frisby & Associates Ltd.

Suite 17, The Mall, Beacon Court,
Sandyford, Dublin 18

Tel: 01 2933800

Email: emma@fjfrisby.ie



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