

TO LET

UNIT 91A LAGAN ROAD DUBLIN INDUSTRIAL ESTATE GLASNEVIN DUBLIN 11



MODERN DETACHED INDUSTRIAL UNIT WITH TWO STOREY OFFICES

8,251 SQ. FT. (766 SQ. M.) approx.
PLUS MEZZANINE OF 1,072 SQ. FT. (100 SQ. M.) approx.

LARGE WAREHOUSE WITH LOADING BAY AND MEZZANINE
FLOOR TO THE REAR.

GROUND AND FIRST FLOOR OFFICES, SUITABLE FOR OFFICE OR
SHOWROOM USAGE.

AVAILABLE IMMEDIATELY.

SUITABLE FOR A VARIETY OF USERS.

F.J. Frisby
& Associates
Commercial Property Specialists

PSRA 002980

LOCATION

Unit 91a Lagan Road is located within the well established industrial hub of Dublin Industrial Estate, Glasnevin. The property is located with excellent road frontage to 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, Screwfix, Eurosales, Integral Lighting, Global Windows, Bargaintown, Howdens and more.

DESCRIPTION

The subject property comprises a modern detached industrial / trade unit located on the busy thoroughfare of Lagan Road within Dublin Industrial Estate. The property has ample parking to the front in a large forecourt and a roller shutter door with loading bay. There is side access which leads to a small yard area at the rear of the property.

The ground floor of the property is currently laid out as office accommodation with a staff canteen and toilets. The offices on the ground floor measure 776 sq. ft. (72 sq. m.) which is repeated on the first floor where the current layout facilitates a large office suitable for 4-5 work spaces, a smaller office and an MD's office. The offices are fitted with LED lighting, suspended ceilings and are painted and carpeted. There is a timber stairs to the first floor with a steel frame. The first floor offices have storage heating installed.

The property is of concrete block construction with steel frames. The warehouse has a dust proof concrete floor, double skin metal deck roof, high power LED lighting, roller shutter door at the front of the property and on the left hand side at the rear. The warehouse has a front and rear section separated by a concrete block wall with double doors which could be removed depending on user requirements. There is a mezzanine floor of 1,072 sq. ft. (100 sq. m.) at the rear of the warehouse. The eaves height is 5.5m and the apex height is 6.35m.

The property is supplied with electricity, three phase power and burglar alarm.

<u>Accommodation</u>	<u>Sq. ft.</u>	<u>Sq. m.</u>
Warehouse	6,699	622
Ground Floor Offices	776	72
First Floor Offices	776	72
<u>TOTAL</u>	<u>8,251</u>	<u>766</u>
Plus Mezzanine	1,072	100
<u>TOTAL</u>	<u>9,323</u>	<u>866</u>



RENT & LEASE TERMS AVAILABLE
UPON REQUEST.

Inspection
Strictly by prior appointment only
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