

TO LET

UNIT 70B MOYLE ROAD DUBLIN INDUSTRIAL ESTATE GLASNEVIN DUBLIN 11



WELL LOCATED INDUSTRIAL UNIT WITH WAREHOUSE AND SINGLE STOREY OFFICE ACCOMMODATION

5,700 SQ. FT. (530 SQ. M.) approx.

READY FOR IMMEDIATE OCCUPATION.

WAREHOUSE WITH LOADING BAY AND AMPLE PARKING TO THE
FRONT OF THE PROPERTY.

GROUND FLOOR OFFICES, SUITABLE FOR A VARIETY OF USERS AS
OFFICE, TRADECOUNTER OR SHOWROOM.

ALL ENQUIRES TO F.J. FRISBY & ASSOCIATES
(01) 2933800

F.J. Frisby
& Associates
Commercial Property Specialists

PSRA 002980

LOCATION

Unit 70B Moyle Road is located within the well established industrial hub of Dublin Industrial Estate, Glasnevin. The property is located with excellent road frontage to Moyle 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, 3fe Roastery, Space Self Storage, Pressco Engineering and more.

DESCRIPTION

The subject property comprises a modern semi-detached industrial / trade unit located on the Moyle 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 enclosed area at the rear of the property, suitable for additional storage facilities. On entrance to the property, the current layout is large reception area, two private offices and toilets. The offices measure approximately 670 sq. ft. (62 sq. m.) The offices are plastered and painted throughout with new carpeting and LED lighting, PVC windows and low energy consumption central heating. To the rear of the offices is the entrance to the warehouse. The property is of concrete block construction with concrete perlins supporting a double skin insulated, corrugated asbestos roof with 10% natural lighting. There is fluorescent lighting installed along the length of the warehouse. The warehouse has concrete floors throughout with an electric roller shutter door measuring 3.1m wide x 4.5m high to the front facade and access doors to side access at the front and rear of the building. To the underside of the eaves, the height is 4m reaching 6m at the apex. There are two warehouse toilets. The property is supplied with single and three phase power, emergency lighting and burglar alarm.



Accommodation	Sq. ft.	Sq. m.
Warehouse	5,037	468
Offices	673	63
TOTAL	5,710	531

**RENT & LEASE TERMS AVAILABLE
UPON REQUEST.**

Inspection

Strictly by prior appointment only

F.J. Frisby & Associates Ltd.

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