



Glan Arís Facility, Food Central, Saint Margaret's, Co. Dublin

TO LET

BER B3



3,843 Sq. m.



Yard Depth
43 m. - 48 m.



4 No. Dock
Levellers

Detached, Modern, Industrial, Storage & Office
Facility with Large Yard and Generous Car Parking



LOCATION HIGHLIGHTS

- Situated in Food Central, St. Margaret's.
- Neighbouring occupiers include Donnelly Fruit & Veg, Dixon International, Keelings and Oakland International.
- 5.7 km from Dublin Airport.
- 6.3 km from M1 Motorway.
- 7 km from M50 (Jct. 5).
- 10.5 km from the Port Tunnel.

PROPERTY FEATURES

General

- Detached, modern, industrial, storage & office facility.
- 43-48 m. deep service yard.
- Approximately 113 car parking spaces.
- Barrier controlled access to car park and yard.
- Includes waste water treatment.
- Includes back-up generator and UPS.
- Please note we have not tested any apparatus, fixtures, fittings, or services. Intending tenants must undertake their own investigation into the working order of these items.

Industrial / Storage Space

- 4 No. dock levellers.
- 7.4 m. clear internal height.
- Food grade wall panelling.
- Twin skin insulated metal deck roof incorporating 10% translucent panels.
- LED lighting.
- Gas supply.
- Large power supply.
- Drivers office & WC.



PROPERTY FEATURES CONTINUED

Offices & Staff Facilities

- Two storey offices and staff facilities.
- Includes open plan and cellular offices, a boardroom, training room and WCs.
- Ground floor fitted canteen and first floor kitchenette.
- Warehouse viewing balcony.
- Finishes include suspended ceilings with recessed light fittings, GFCH, I.T. cabling, double glazed aluminium windows, etc.

ACCOMMODATION (Sq. m.)

Measurement Application - Gross External

Industrial / Storage	3,278
Two Storey Offices & Staff Facilities	395
Plant Rooms	170
TOTAL	3,843

Intending tenants are specifically advised to verify all information, including floor and site areas. See DISCLAIMER.

BER

BER: B3
 BER No. 800884769
 Energy Performance Indicator: 320 kWh/m²/yr

LEASE

On application.

ANNUAL RENT

On application.

INSPECTION

By appointment with Sole Agent, HARVEY.



DRIVE TIMES	MINS
Dublin International Airport	7
M1 Motorway	8
M50 Motorway Junction 5	9
M50 Motorway Junction 4	9
Dublin Port Tunnel	12

(Source: Google Maps without traffic)

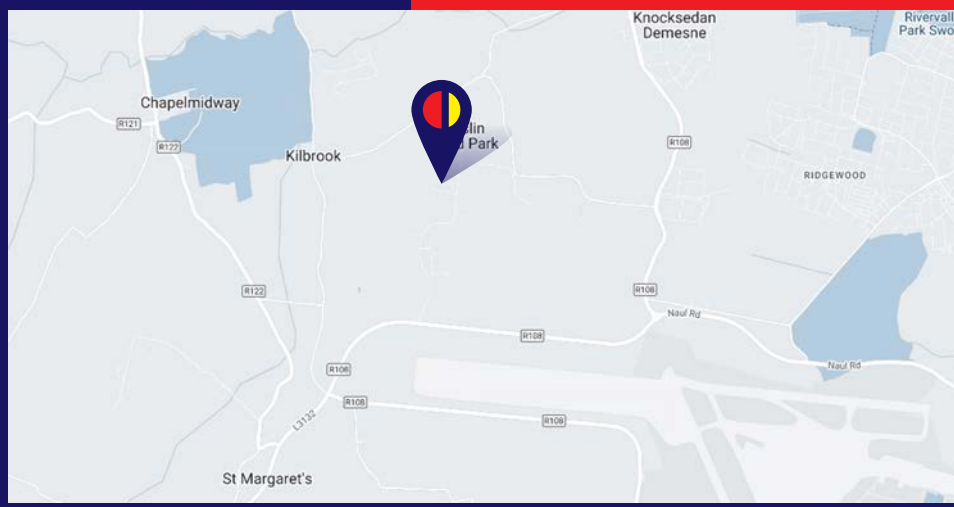
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