

INDUSTRIAL & LOGISTICS

TO LET

UNIT  
**53**

Dakota Avenue  
Airways Industrial Estate  
Dublin 17, D17 PH39



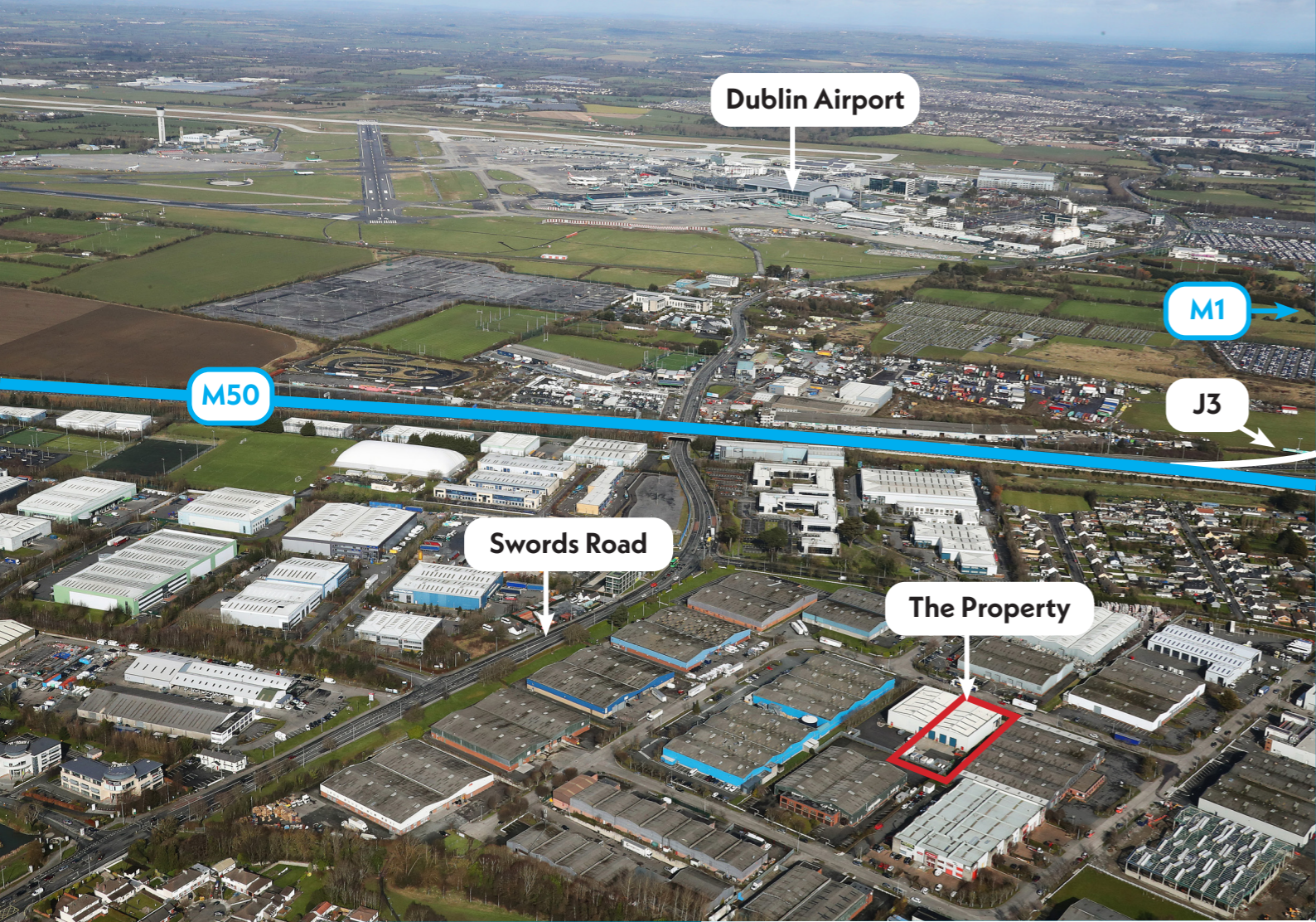
Semi-detached industrial / warehouse facility with two storey offices totalling approx. 1,249 sq. m. (13,440 sq. ft.)

Substantially Refurbished in 2021.

**ROHAN** 

  
**savills**





## Property Description

Unit 53 Dakota Avenue, Airways Industrial Estate comprises of a semi-detached warehouse facility with two storey office accommodation. The property is of steel portal frame construction, with a twin skin insulated metal deck roof. Loading access is via three automated roller shutter doors to the rear of the property, accessed through a shared yard. The eaves height is approx. 6.1m and the property has the benefit of car parking to the front and rear of the property.

## Offices

- > Double height glazed reception
- > Open plan office accommodation on ground floor and first floor
- > Suspended ceilings with recessed lighting
- > Double glazed windows
- > WC facilities on ground and first floor
- > Gas fired radiators

## Schedule of Accommodation

Approx. gross external floor areas

Accommodation	Sq. M.	Sq. Ft.
Warehouse	813	8,750
Two Storey Offices	436	4,690
<b>Total</b>	<b>1,249</b>	<b>13,440</b>

Intending tenants must satisfy themselves as to the accuracy of the measurements and information provided above.

## Warehouse

- > Steel portal frame construction
- > Sealed concrete floor
- > Total of 3 no. automated grade level roller shutter doors
- > Eaves height of approx. 6.1m
- > Twin skin metal deck roof incorporating translucent panels



Semi-detached Industrial facility with two storey offices totaling approx. 1,249 sq. m. (13,440 sq. ft.)



Eaves height of approx. 6.1m with 3 no. ground level roller shutter doors



Within close proximity to Dublin Airport and the M1/M50 interchange

## Location

Airways Industrial Estate is located inside the M50 and is accessed off the Swords Road. The park is just minutes from Dublin Airport, the Dublin Port Tunnel, the M1/M50 interchange (J3) which provides access to all arterial routes to and from Dublin.



## Occupiers In The Area







## Inspections:

All inspections are strictly by appointment through the sole letting agent, Savills.

## BER



## Rates

The rateable valuation is €83,200. The rates payable for 2024 are €14,942.72

## Rent

On Application

## Letting Agents



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