

# MAJOR LOGISTICS PREMISES

## TOLKA QUAY ROAD, DUBLIN PORT, DUBLIN 1

BER D1



**Wincanton**

SUPERB DETACHED WAREHOUSE/DISTRIBUTION & LOGISTICS FACILITY  
10,572 SQM (113,799 SQFT)

TO LET

savills

Lisney



## DESCRIPTION

The property comprises a superb detached industrial modern facility with warehouse accommodation and two-storey offices built outside the frame.

There are also two further additional buildings – one a single storey office building and a detached industrial premises on the site together with superb loading/unloading and areas for outside storage and parking of trucks.

The main property comprises a warehouse facility which is of steel portal frame construction with concrete block walls to 1 metre under a double skin insulated pitched metal deck roof incorporating translucent roof lights. The warehouse area has a sealed concrete floor, is accessed via twelve dock levellers and four loading doors and has an eaves height of approximately 12 metres.

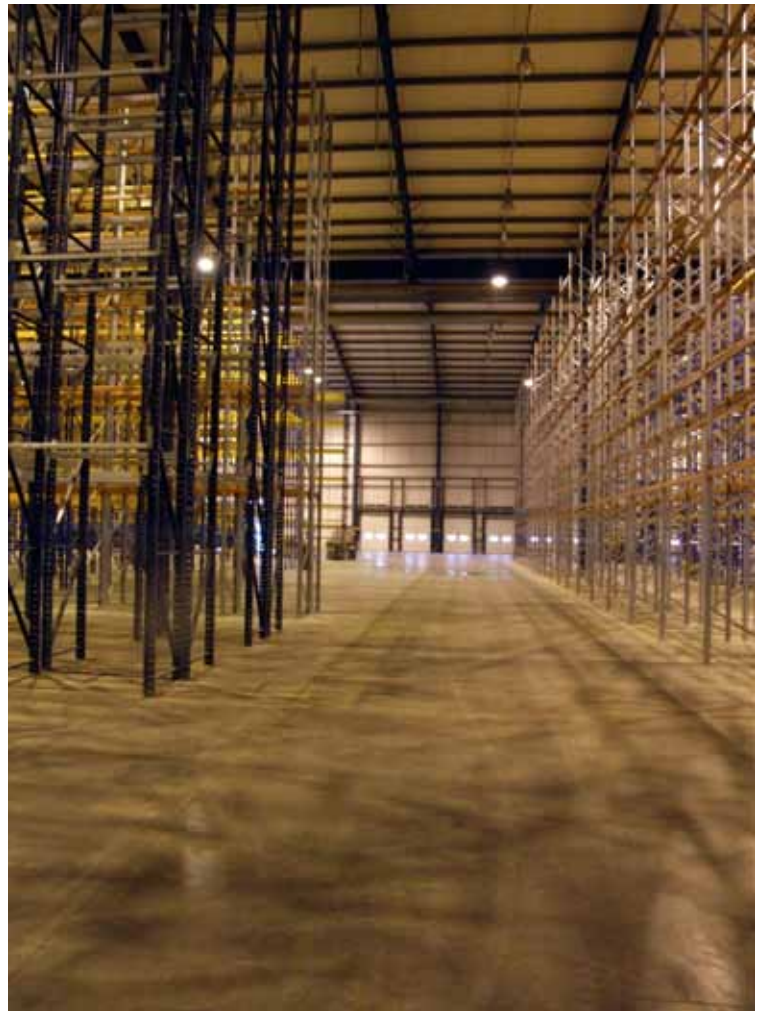
The office areas are of concrete block construction with plastered and painted walls, suspended ceilings and recessed lighting and double-glazed aluminium framed windows throughout.

Heating through the office areas is via wall-mounted radiators via a gas-fired central heating system.

Outside to the front there is a superb area for loading/unloading and parking trucks or for outside storage.

There is a separate security hut providing a secure environment including CCTV cameras throughout the building and perimeter fencing.

There is a separate single-storey office building.



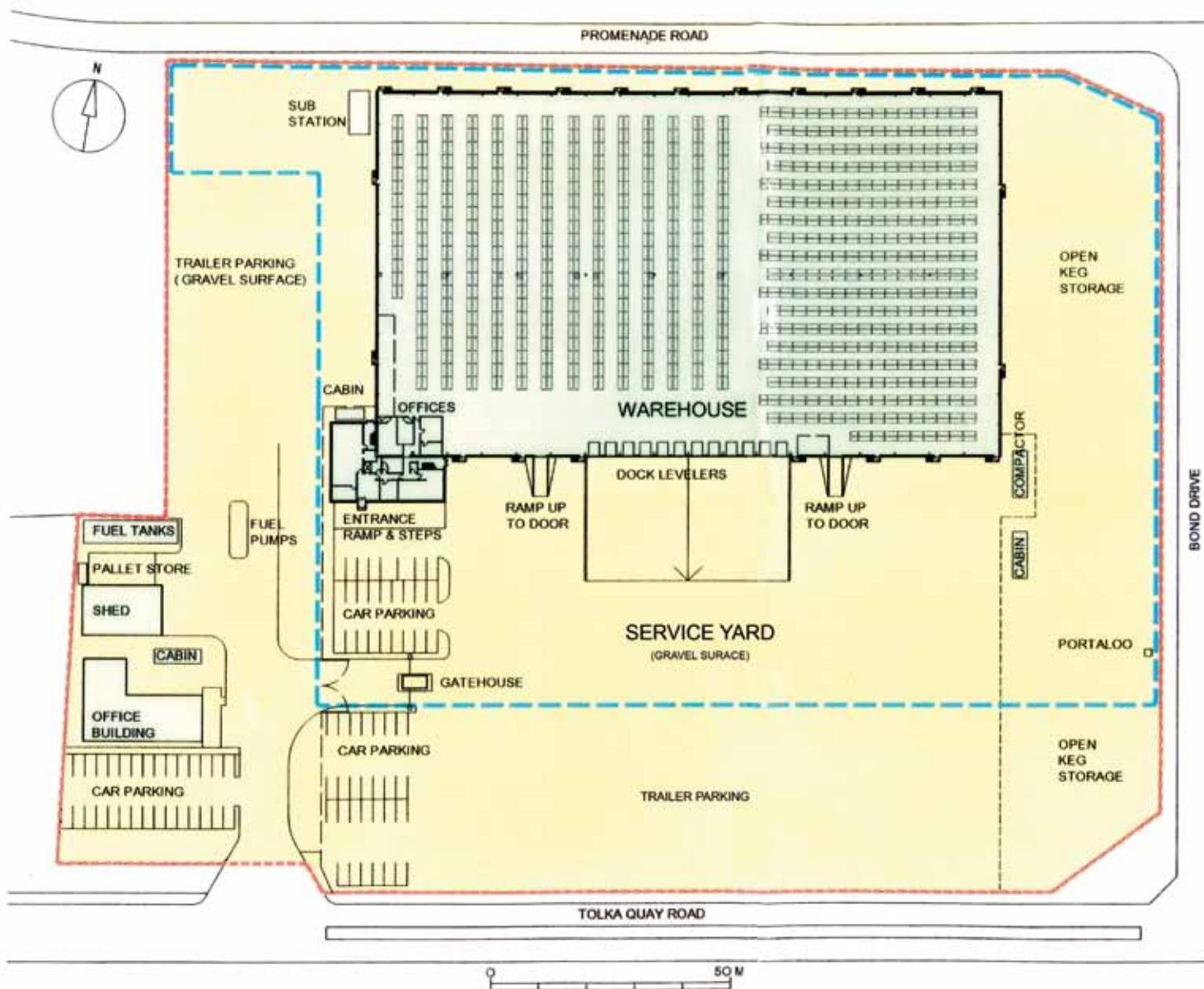
## LOCATION

The property is situated on the northern side of Tolka Quay Road, which is situated within Dublin Port approximately 100 metres south of the Dublin Port Tunnel. The property is located opposite the new Topaz Fuel Station situated within the Docks adjacent to all the main users and distribution facilities in the general area. The property benefits from its superb location providing access to the M50 via the Port Tunnel or to the N11 to the south via the East Link leading to all main routes throughout the country.

Well-known users in the area include Odlums, Moyglare Holdings Ltd, Tara Mines Ltd and all the main fuel companies including Shell, Texaco etc.







## SPECIFICATION

- Superb detached warehouse/ distribution & logistics facility situated within Dublin Port.
- Approximately 200 metres from the entrance to the Dublin Port Tunnel leading to the M50 and to all main routes to the rest of the country.
- The property comprises approximately 10,572sq.m. including approximately 672sq.m. of two-storey office accommodation together with a further detached single storey office of 223 sq. m.
- Excellent yard area and circulation for parking and/or outside storage.



## ACCOMMODATION

AREA	SQ M
Warehouse	9,900
Offices	672
<b>TOTAL GROSS EXTERNAL FLOOR AREA</b>	<b>10,572</b>
Detached Warehouse	181
Detached Single-Storey Offices	223





## LEASE TERMS / OPTIONS

The property is held under a 25-year lease which commenced on the 23rd July 1999.

The property is available 'To Let' by assignment or sub-letting.

Lisney/Cushman & Wakefield and Savills for themselves and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Lisney/Cushman & Wakefield and Savills nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.

Ref: CAF34383

## FURTHER INFORMATION

BER Rating: D1, BER No. 800154593, EPI: 427.62 kWh/m<sup>2</sup>/yr



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