

TO LET

Unit 45, Airways Cluster, Santry, Dublin 9

End of terrace warehouse/office facility of c. 293 sq.m. (3,150 sq. ft.)

- **Excellent Property With High Quality Specification**
- **Highly Accessible, Proximity to M50 / Airport / M1 / Port Tunnel**
- **Secure Actively Managed Business Park**
- **Competitive / Flexible Terms**



Rohan Holdings Ltd.
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ROHAN 

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Modern Enterprise Facility

Approx 293 sq.m (3,150 sq.ft)

Location

Airways Cluster is located in Airways Industrial Estate and is accessed via the Old Swords Road in Santry. The park is just minutes from the Port Tunnel and is also within close proximity of Dublin Airport and the M1/M50 interchange thus providing ease of access to Dublin Port and the East Link Toll Bridge.

Occupants in the park include market leaders such as Brother International, Dakota Packaging and Fedex. Airways Industrial Estate is a high quality, actively managed and secure landscaped development.

The facility is:

- 1.5km north-west of the Port Tunnel
- 1.5km south of Dublin Airport
- 750 metres from the M1 / M50 interchange
- 7km north of Dublin City Centre
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The facility also benefits from a Quality Bus Corridor along the Old Swords Road which currently provides the access to and from the estate.

Accommodation Schedule

The approximate gross external floor areas are as follows

	Sq M	Sq Ft
Warehouse	196	2,112
Offices	97	1,038
Floor Area	293	3,150

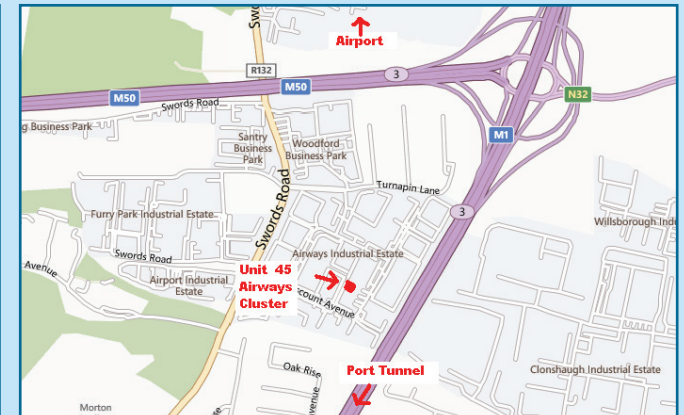
Details

Full particulars including detailed specifications and drawings are available from Rohan Holdings Ltd.

Specifications / Features

This facility benefits from an enhanced specification including:

- Clear span concrete frame construction with full height block wall to the eaves. Approx 6.2m minimum clear internal eaves height with 10-15% translucent roof sheeting.
- Fluorescent strip tube lighting, min and a three phase power supply.
- Loading access by automated sectional grade level door.
- High quality two storey office accommodation including toilet facilities and canteen/kitchenette.
- Offices have plastered and painted walls, suspended ceilings incorporating Cat 2 recessed lighting and electric storage heating.
- 2 dedicated parking spaces.



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