



## MAXIM TRADE PARK

NEWTOWN AVENUE | MALAHIDE ROAD INDUSTRIAL PARK | DUBLIN 17

# TO LET Unit 2



- Recently refurbished mid-terrace unit extending to approx. 200 sq.m.
- Loading access via 1 grade level roller shutter door
- Clear internal height of approx. 8.2m rising to 10m
- Situated on the north side of Newtown Avenue in Malahide Rd. Industrial Park, approx. 13km northeast of Dublin City Centre and 4km west of M1 Motorway
- Located in a newly branded trade park situated in a Northside industrial location
- BER: **BER B**

AGENT



DEVELOPER



# TO LET Unit 2



## DESCRIPTION

- Located on the northern side of Malahide Road Industrial Park, accessed via Newtown Avenue
- Mid-terrace light industrial unit offering high quality warehouse & office space.
- Recently undergone an extensive refurbishment programme
- Loading access via 1 grade level roller shutter door
- Benefit of 3 no. car parking spaces, with overflow spaces available on site.

## ACCOMMODATION

| Floor        | Sq.M.      | Sq.Ft.       |
|--------------|------------|--------------|
| Warehouse    | 170        | 1,832        |
| Office       | 30         | 320          |
| <b>Total</b> | <b>200</b> | <b>2,152</b> |

Intending tenants are specifically advised to verify all information, including floor areas.

## LEASE AND ANNUAL RENT

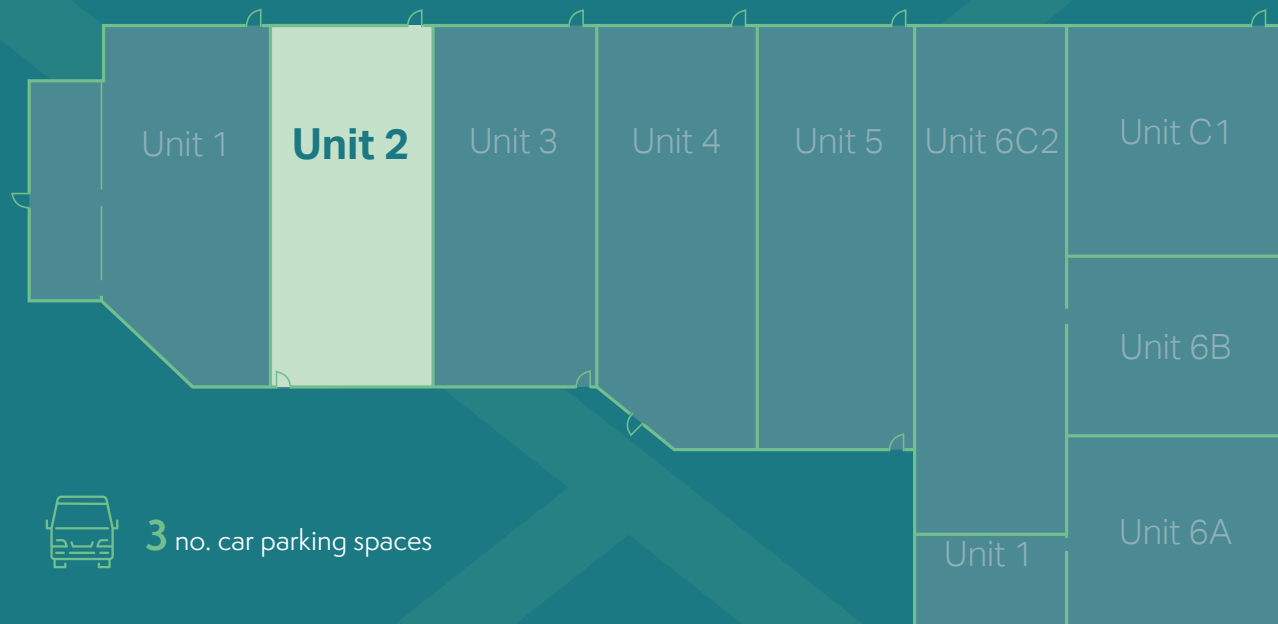
On application

## RATES

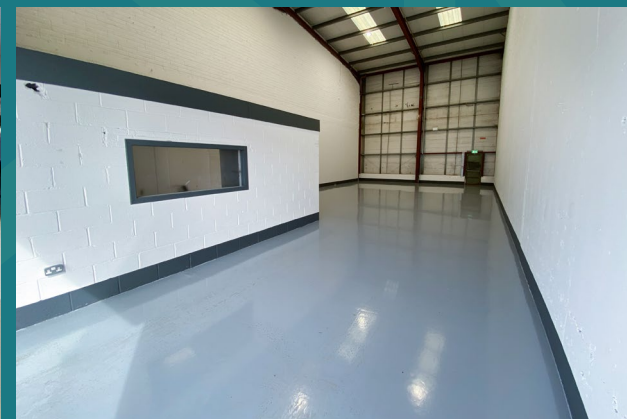
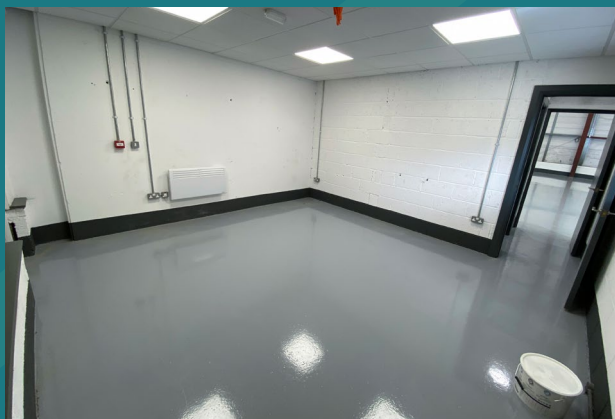
€2,508.52 per annum (Based on 2026 ARV)

## SERVICE CHARGE

On application



3 no. car parking spaces



Any intending lessee shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the lessee to enter into any contract for lease, or any warranty forming part of any such contract. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending lessee shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract. Any intending lessee are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848