



To Let

Mid terrace light industrial unit extending to approx. 4,324 sq ft

- Prime warehouse location with excellent direct access to the M50 Motorway
- Clear internal height of approx. 7.4m
- Loading via one roller shutter door
- Car parking spaces to the front of the unit
- Due to undergo an internal refurbishment

Unit D6, North City Business Park

North Road, Dublin 11, Finglas, D11 WE04

4,324 sq ft

401.71 sq m

Reference: #374355

BER D2

Unit D6, North City Business Park

North Road, Dublin 11, Finglas, D11 WE04



Description

- Mid-terrace light industrial unit extending to approximately 4,324 sq. ft. (3,129 sq. ft. of warehousing and 1,195 sq ft of two storey office accommodation)
- Steel portal frame construction with a insulated metal deck roof incorporating translucent panels.
- Loading access via 1 no. loading access door to the front.
- Clear internal height of 7.4 metres.
- 3 phase power available.
- The property is due to undergo an internal refurbishment programme.
- Available Q3 2026

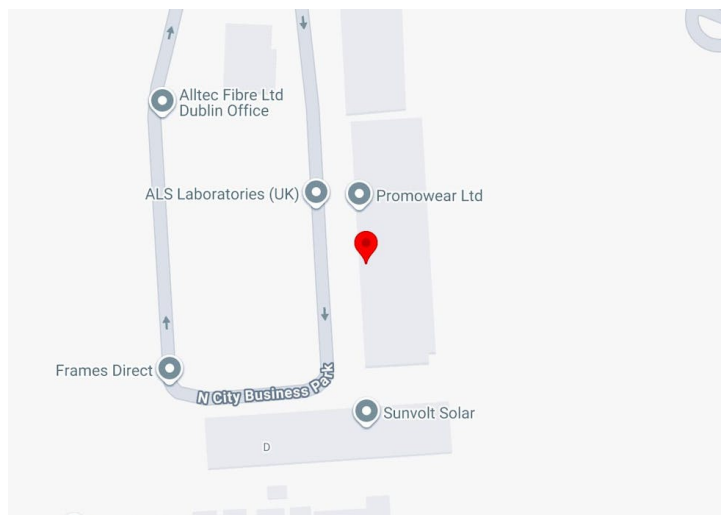
Accommodation

The accommodation comprises of the following: All prospective tenants are specifically advised to verify the floor areas with their own measured survey and undertake their own due diligence. The floor areas are approximate with no reliance given.

Name	sq ft	sq m
Ground - Warehouse	3,129	290.69
Unit - 2 Storey Offices	1,195	111.02
Total	4,324	401.71

Unit D6, North City Business Park

North Road, Dublin 11, Finglas, D11 WE04



Location

- North City Business Park is a well-established and managed industrial development fronting the M50 motorway.
- The business park is strategically situated on the intersection of the N2/North Road and the M50 (Junction 5) providing excellent connectivity to all major road networks.
- Notable occupiers in the park include Hyland Shipping, Harvey Norman, CJK, Eurofins Food Ireland and BWG Foodservice.

Rates

The rateable valuation is €35,000. The rates payable for 2026 are €6,538.

Viewings

Strictly by prior appointment with the sole agents JLL.

Rent

On application.

Rosie Carey

+353 1 477 9709 | +353 86 440 2172

rosie.carey@jll.com

Nigel Healy

+353 1 673 1635 | + 353 86 257 5851

nigel.healy@jll.com

The particulars and information contained in this brochure are issued by Jones Lang LaSalle on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information, they do not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The particulars and information are given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the particulars and information given. None of Jones Lang LaSalle, its employees, agents or affiliate companies, makes any warranty or representations whether express or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser/tenant or any third party arising out of the particulars or information. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any applicable taxes or VAT arising out of the transaction.

