



Silverdale Facility, Herberton Road, Rialto, Dublin 12, D12 TRW2

TO LET

BER E1



1,818 sq m +
1,064 sq m



1.5 Acre
Site



Rialto Luas Stop
800 Metres Away

Secure, Industrial / Warehouse & Office Facility
With Large Yard and Additional Dry Storage.
Convenient to City Centre & All Main Arterial Routes



LOCATION HIGHLIGHTS

- Silverdale is accessed via a short laneway off Herberton Road, approximately 230 m from its junction with the Grand Canal.
- 800 m from the Rialto Luas Stop (Red Line).
- The new Children's Hospital, St. James' Hospital & The Coombe Hospital are all in close proximity.
- The area is served by the S2, 27, 68, 74, 77A, 122 & 151 TFI Bus Routes.

PROPERTY FEATURES

Industrial / Warehouse

- Detached facility with substantial yard provision to the front.
- Twin skin insulated metal deck roof incorporating approximately 10% translucent panels.
- Clear internal height of 5.7 m.
- 3 No. level access doors.
- Fluorescent strip lighting.
- Concrete block walls to full height.
- Oil heating connection.

PROPERTY FEATURES CONTINUED

Dry Storage Building

- Clear internal height of 5 m.
- 3 No. level access doors.
- Concrete block walls to full height.
- Angle iron truss frame with galvanised barrel vaulted roof.

Offices & Staff Facilities

- Ground floor offices, staff canteen & WCs.
- Perimeter trunking with power and data cabling.
- Fluorescent strip lighting.
- Electric heating.

General

- Secure site with large gated yard.
- Generous site area of 0.61 Ha / 1.50 acres.
- Additional modular office accommodation to the front of the industrial / warehouse building.
- Excellent car parking provision.
- Please note we have not tested any apparatus, fixtures, fittings, or services. Intending tenants must undertake



ACCOMMODATION (sq m)

Measurement Application - Gross External

Main Building	
Industrial / Warehouse	1,741
Ground Floor Offices	77
TOTAL	1,818

Dry Storage Building	
Industrial / Warehouse	1,064
TOTAL	1,064

Intending tenants are specifically advised to verify all information, including floor and site areas. See DISCLAIMER.

SITE AREA

0.61 ha. / 1.5 acres.

BER

BER: E1

BER No. 801030065

Energy Performance Indicator: 645.74 kWh/m²/yr

LEASE

Available by way of Short Term Agreement, quoting terms on application.

ANNUAL RENT

On application.

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