



# Font House

## Unit 19 Fonthill Business Park

### Dublin 22

- Detached Warehouse/Distribution facility
- c.4,914m.sq/52,893 sq.ft
- Located in Fonthill Business Park
- Generous Yard and parking



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**TO  
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## LOCATION

- Located in Fonthill Business Park
- Adjacent to Liffey Valley Shopping Centre
- In close proximity to M50/N4 intersection
- Adjoining occupiers include Glanbia and
- Aquilant Healthcare Services and NCT Centre

## DESCRIPTION

- Detached warehouse/business unit.
- Twin bay steel portal frame with metal deck roof
- 4 dock levels. 2 grade loading doors
- Enhanced office specification with raised access floors
- Secure Private yard to rear
- Gas Floor Central Heating and Air Conditioning to part
- Benefit of own sub station with large power supply available

## ACCOMODATION

GEA	Sq.ft	Sq.m
Warehouse	34,402	3,196.1
Three Storey Offices	15,361	1,427.1
Concrete Mezzanine	<u>3,130</u>	<u>290.8</u>
<b>Total</b>	<b><u>52,893</u></b>	<b><u>4,914</u></b>

All intending purchasers are specifically advised to verify the floor areas and to undertake their own due diligence

Car parking provided for circa 66 car parking spaces on landscape site

TITLE / Leasehold

BER / B2

800126831 / 479.31 (kwh/m2/yr)

RATEABLE VALUATION

€211,000 / 2020 - €58,230

SERVICE CHARGE / 2020 - €15,175



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