



**Unit 29 / 30 North Park,
North Road,
Dublin 11.
D11 TX88**

End of terrace modern warehouse and office building
Approx. 1,164 sq.m. (12,535 sq.ft.)

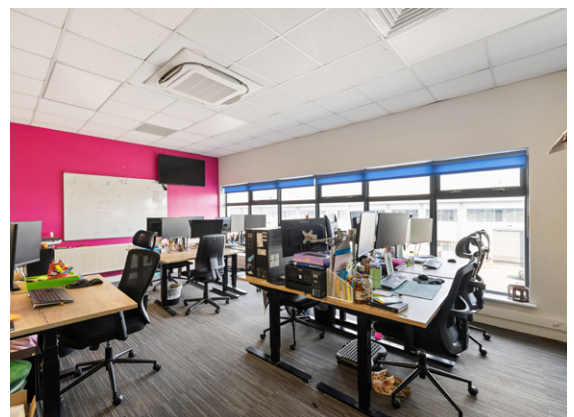
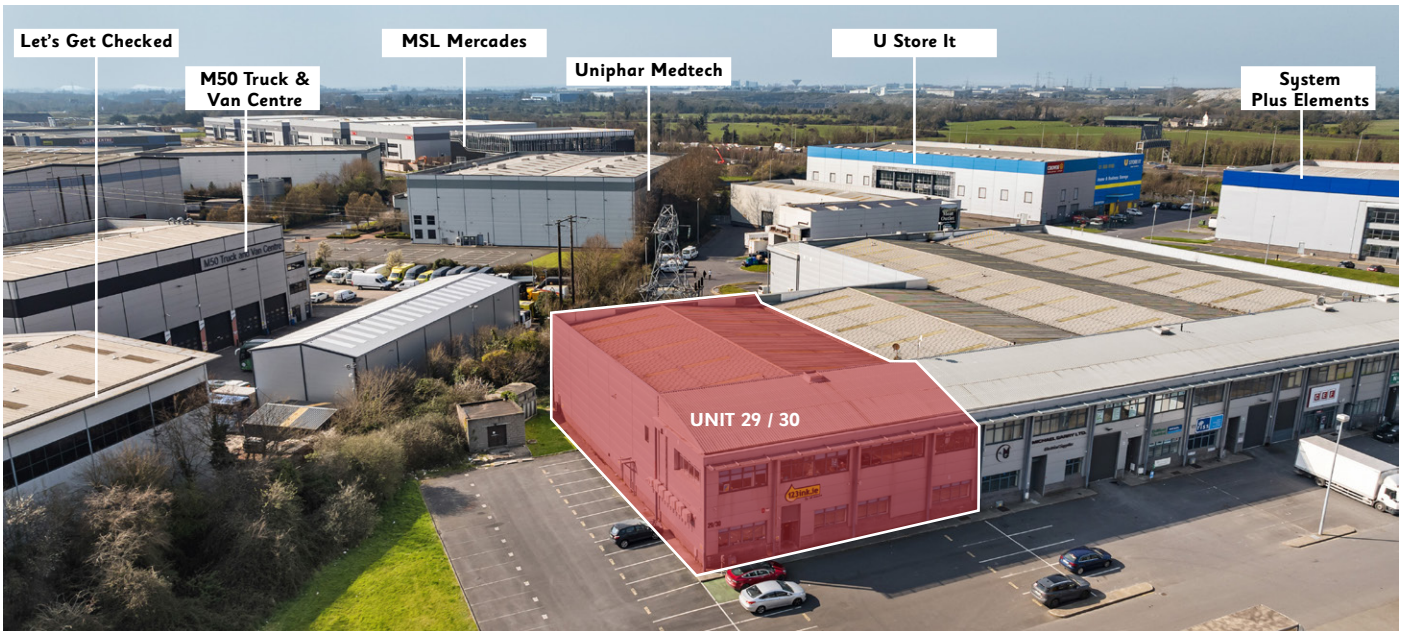


Location:

North Park is a modern secure industrial estate located on the North Road (N2), Finglas, Dublin 11. The park offers exceptional connectivity, positioned just 700 metres from Junction 5 of the M50, providing rapid access to Dublin's main arterial routes. The strategic location places business within easy reach of Dublin city centre (approx. 7km), Dublin Airport (approx. 9km) and the Port Tunnel (approx. 11km). The location is also approx. 750m (10-12 minutes walk) from Charlestown Shopping Centre.

The park comprises modern, high quality industrial units within a secure professional managed estate. Thanks to its immediate proximity to the M50/N2 interchange, North Park has become a preferred base for logistics, distribution, technology, and trade-focused occupiers seeking efficiency and convenience. Unit 16 benefits from good frontage onto the North Park / North City Business Park Road.

Occupiers in the immediate surrounding area include Screwfix, Howden Kitchens, Cyclone Couriers, Kelliher's Electrical and U Store It.



Description:

The property comprises of an end of terrace warehouse and office facility which extends to a GEA of approx. 1,164 sq.m. (12,535 sq.ft.) together with a mezzanine of approx. 656 sq.m. (7,065 sq.ft.). The unit incorporates modern office accommodation over ground and first floors which extend to 427.4 sq.m. (4,600 sq.ft.). Offices are fitted out to a high standard with mixture of open-plan offices with a boardroom, coffee dock, WC facilities and a mix of shared and individual partitioned offices.








The property benefits from a large car parking provision with 27 no. car parking spaces to the front and side of the property including one EV charging point. The property is of steel portal frame construction with an insulated metal deck (incorporating translucent panels over). The property has the benefit of a mezzanine which is accessed via a stairwell and a goods lift from the loading bay. The mezzanine extends to 656 sq.m. (7,065 sq.ft.). Rear access to the property is via 2 no. larger roller shutter doors. The warehouse has an eaves of approximately 10 metres (approx. 3m below and 7m above the mezzanine).

Accommodation:

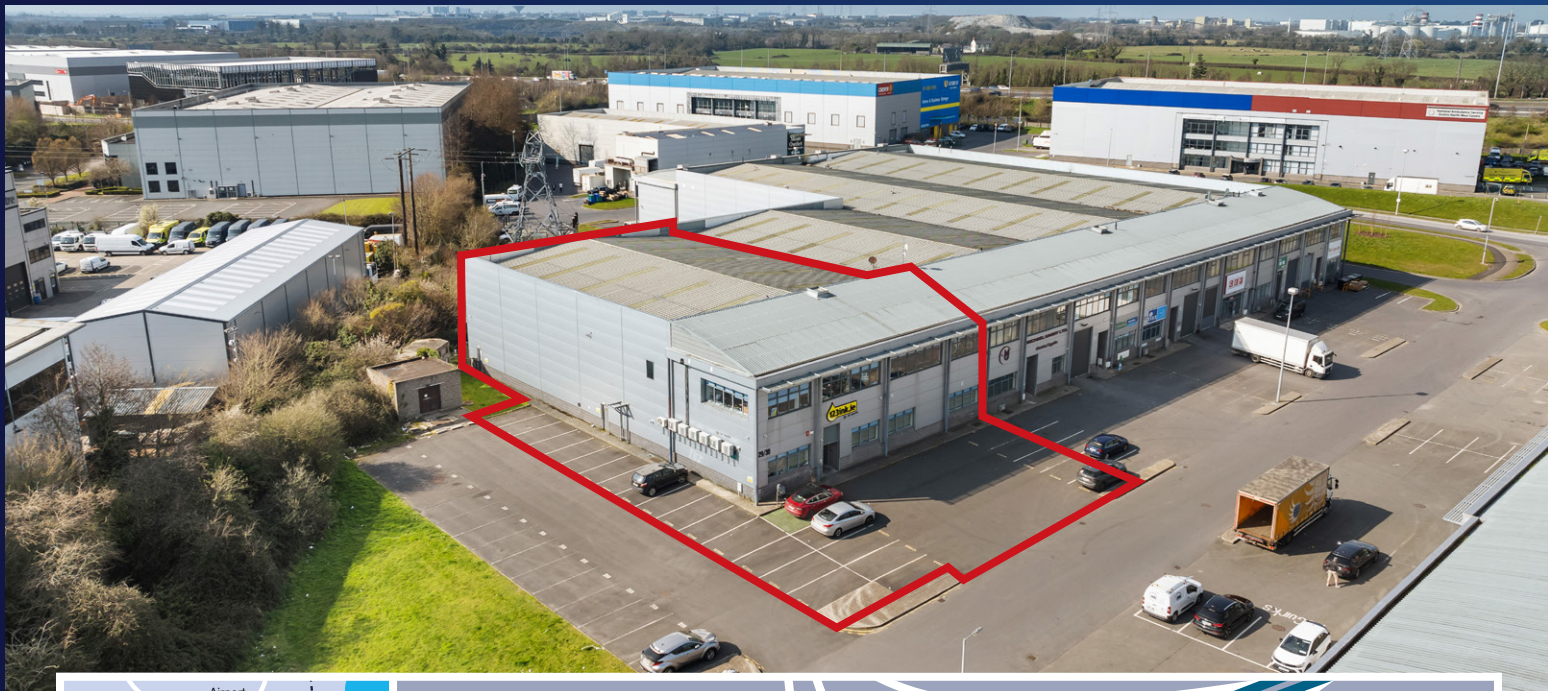
The Property has the following gross external floor areas:

Area	sq.m.	sq.ft.
Warehouse	737.3	7,935
Ground Floor Office	213.7	2,300
First Floor Office	213.7	2,300
Subtotal	1,164.7	12,535
Mezzanine	656.3	7,065



-  Steel Portal Frame Construction
-  Insulated Metal Deck
-  Approx. 10m. Eaves
-  27 Car Parking Spaces
-  2 Large Roller Shutter Doors
-  1 EV Charge Point
-  Secure End of Terrace Unit with Large Loading Yard





Title:
Long Leasehold

Rates / Service Charge:
Rates €19,745 (2026) / Service charge €6,474 (2026)

Price:
On Application

Viewing:
By appointment only with sole agents Finnegan Menton
Contact Nicholas Corson at ncorson@finneganmenton.ie
or Conor Timmins at ctimmins@finneganmenton.ie or 01 614 7900.

BER:
BER D1



17 Merrion Row, Dublin 2, Ireland | T + 353 (0) 1 614 7900 | WWW.FINNEGANMENTON.IE | Licence Number 001954

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