

# REDLEAF BUSINESS PARK

For Sale/To Let

30 Units - from 96m<sup>2</sup> to 192m<sup>2</sup>

Roseville, Turvey, Donabate, Co Dublin



## • Superb location and accessibility:

8 Minutes Airport



2 Minutes M1 Motorway



## • Quality High Spec Construction

Up to 8m eaves height



Kingspan cladding panels



Concrete frame and block walls



Motorised warehouse door



**A RANGE OF UNITS  
AVAILABLE  
FOR LEASE**



## Redleaf Property Limited

Unit G1

The Steelworks

Foley Street

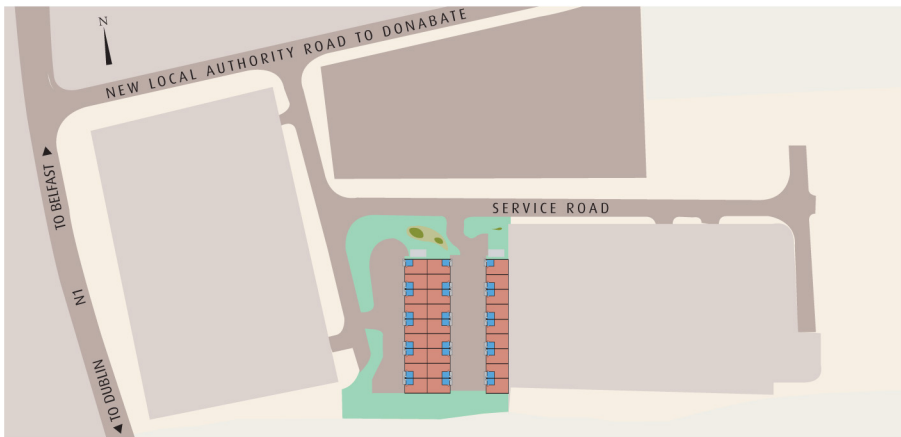
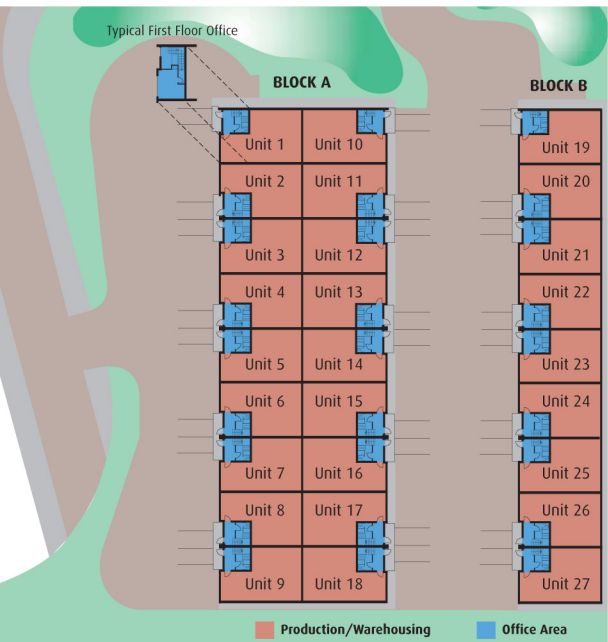
Dublin 1

Tel: +353 (1) 8198311

Email: [info@redleaf.ie](mailto:info@redleaf.ie)

Website: [www.redleaf.ie](http://www.redleaf.ie)





**Location**

Superb north county Dublin location off the old N1 Dublin to Belfast Road with excellent access to the new M1 motorway and Dublin Airport. Just 10 minutes north of the M50/M1 intersection and 35 minutes north of Dublin City Centre. Access to the Business Park is by way of the newly re-aligned Turvey Avenue off the old Belfast Road.

**Description**

30 warehouse units in two blocks constructed to a high specification set in a managed landscaped environment. Quality offices and tea stations. Up to 8m eaves height to the warehouse area which is accessed via electronically operated warehouse door.

**Specification**

- Reinforced concrete frame construction with block work infill panels
- Kingspin composite cladding panels and double glazed window system. Ring guard light duty motorised roller shutter door to warehouse area
- Integral alusean roofing system
- Painted block work walls
- Sealed concrete floor
- 3 phase power supply
- Offices have plastered and painted walls, steel security door, painted timber skirtings
- Fitted tea station
- Wiring for intruder alarm
- **Full copy specification and architect's drawings available on request**

**Management Company**

In order that the development is maintained to quality high standards, each owner/tenant will be obliged to become a member of the estate management company. A service charge will be payable for the cost of maintenance of the common areas.

**Title/Lease Terms**

Units are available for sale effectively as freehold or available to let under new long term full repairing and insuring leases.

**A RANGE OF UNITS AVAILABLE FOR LEASE**

**Viewing/Further Information:**

**Redleaf Property Limited**

Unit G1  
 The Steelworks  
 Foley Street  
 Dublin 1  
**Tel:** +353 (1) 8198311  
**Email:** info@redleaf.ie  
**Website:** www.redleaf.ie



Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given.