

# FOR SALE / TO LET

Unit 2B, Kilemore Industrial Estate,  
Killeen Road, Ballyfermot, Dublin 10



## Industrial Investment Opportunity

**348 sq m (3,742 sq ft)**

### Property Highlights

- Mid terrace warehouse unit extending to approx. 348 sq m
- The property benefits from ease of access to the M50 via Junction 9 (Naas Road) and is situated in an established industrial location
- The property benefits from a clear internal height of approximately 6.7m.
- Passing rent of €12,000 per annum (exclusive)

### Contact

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## Location

The property is situated within Kylemore Industrial Estate and is located approximately 9.5 km west of Dublin City Centre. The M50 Motorway is approx. 2.2 km to the south west and provides rapid links to all major arterial routes to / from the city.

The area enjoys excellent public transport and is serviced by a number of Dublin bus routes. The LUAS Red line runs from Tallaght to the Point Depot, with the Bluebell and Kylemore stations in close proximity.

The surrounding area is predominately commercial in character with occupiers in close proximity including Laydex Ltd, Nesta, C & C group, Best Western Sheldon hotel and Aldi.

## Description

- The property comprises a mid terrace unit of approx. 348 sq m (3,742 sq ft).
- The property comprises a steel portal frame construction with a single skin asbestos roof over.
- Internally, there are full height block walls with a dash to the perimeter of the property.
- Loading access is via 1 no. automated roller shutter door to the front elevation.
- Eaves height of approx. 6.4 m.
- The office accommodation is fitted to a basic specification to include painted & plastered walls, strip lighting and wooden floors.

## Schedule of Accommodation

Size	Sq m	Sq ft
Warehouse	306	3,295
Ground Floor Office	42	447
<b>Total (GEA)</b>	<b>348</b>	<b>3,742</b>
First Floor Office	42	447
Steel Mezzanine Storage	85	915

## BER Details

BER = D2

BER No. 800589111

Energy Performance Indicator: 328.75 kWh/m<sup>2</sup>/yr

## Tenancy Details

The property is occupied by Re- Box Recycling Limited paying €1,000 per month in advance on a term of 4 years and 9 months from 1<sup>st</sup> October 2014 on a short term business letting agreement.

## Service Charge/ Commercial Rates

Service Charge = €150.00 per month

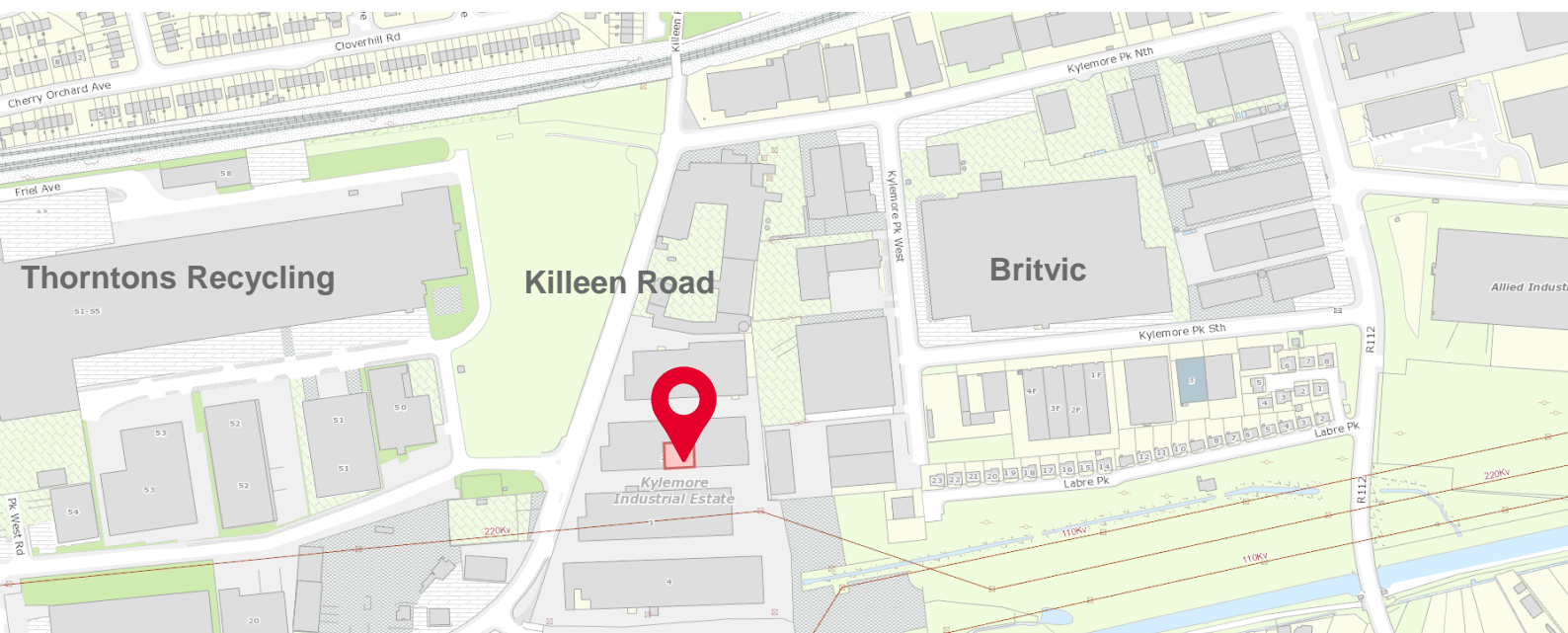
Commercial Rates = €2,257.50 per annum.

## Price

€110,000 (exclusive of purchaser costs)

## Viewing

Viewing by appointment with the sole agents  
Cushman & Wakefield



Conditions to be noted: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms> or can be requested from your local Cushman & Wakefield office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration Number: 002222.