

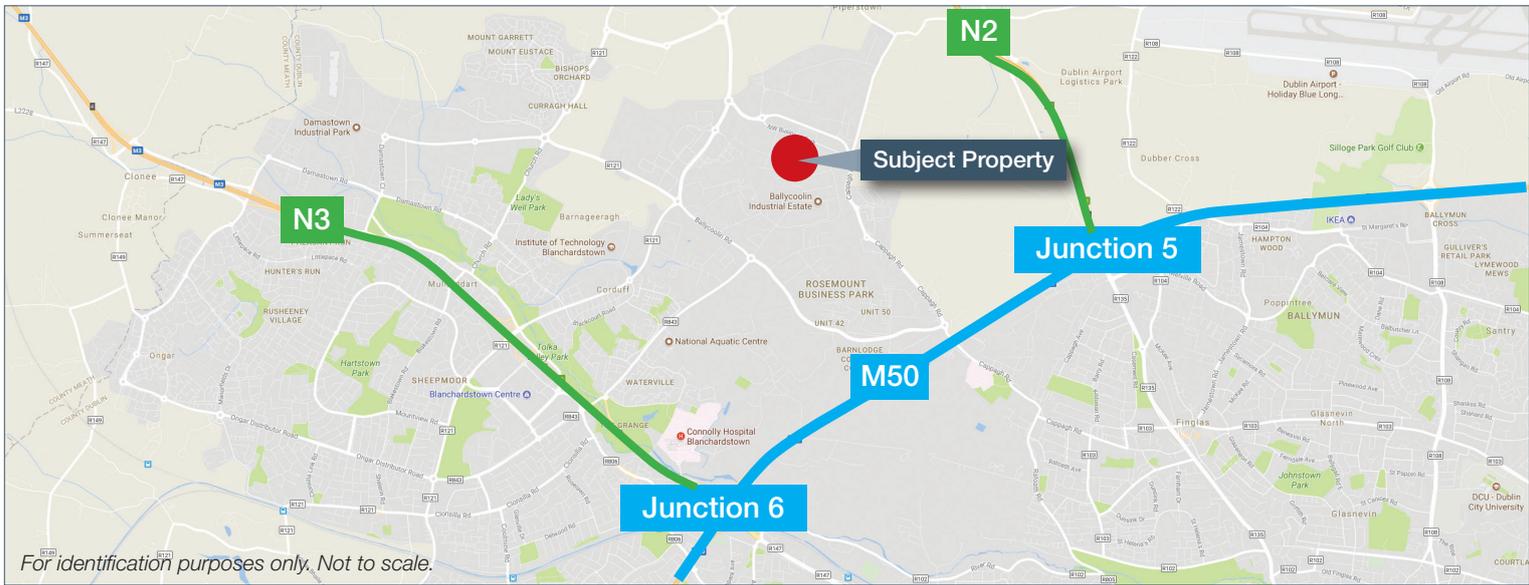
For Sale

Unit at Northwest Business Park,
Ballycoolin, Dublin 15



- Excellent Semi Detached Industrial Unit of Approx. 932 sq.m (10,032 sq.ft)
- Approx. 12.5 kms from Dublin City Centre and approx. 5 kms from the M50/N3 Junction (Junction 6)
- Clear internal height of approx. 9 m and loading provisions via 2 ground level roller shutter doors





Location

Northwest Business Park is strategically located just off the N2/N3 link road, approx. 5km from the M50/N2 (Junction 5) and M50/N3 (Junction 6) motorway junctions, both of which provide rapid motorway access to all of the main arterial routes from Dublin, to Dublin Airport and the Dublin Port Tunnel. Occupiers in the locality include Java Republic, U-Value Insulation and NPP Group, amongst others.

Description

Warehouse

- Modern semi-detached industrial unit
- Metal frame construction
- Insulated metal deck roof incorporating translucent panels
- A mix of concrete block walls to a height of approx. 2m and full height precast concrete walls with insulated cladding over
- Clear internal height approx. 9 metres
- Sealed concrete floor
- 2 ground level roller shutter doors
- High bay sodium lighting
- Ample parking to front and rear of unit

Offices

- Painted and plastered walls
- Suspended ceilings with recessed fluorescent lights
- Gas fired central heating
- Perimeter trunking
- Carpeted and tile covered floors
- Double glazed PVC windows
- Toilets
- Canteen

Accommodation

Approx. gross external floor areas

Accommodation	Sq. m.
Warehouse	645
Office	287
Total	932

Intending purchasers must satisfy themselves as to the accuracy of the floor areas referred to throughout this brochure.

Services

We understand that all mains services including 3 phase power are provided and connected to the property.

Rates

The rateable valuation of the property is €93,400. The rates payable for 2017 were €13,492.80.

Service Charge

The 2017 service charge budget for the property is €4,429.33 + VAT.

Inspections

All inspections are strictly by appointment through Savills.

Price

On application

BER Details

BER Rating: C1
 BER No. 800589509
 Energy Performance Indicator:
 249.23 kWh/m²/yr

Further Information

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