

For Sale/To Let

# Unit 3 Western Parkway Business Park Dublin 12

MODERN OFFICE BUILDING  
WITH AMPLE PARKING



VIEWING HIGHLY RECOMMENDED

# Unit 3 Western Parkway Business Park Dublin 12

Turley Property Advisors are delighted to bring No. 3, Western Parkway Business Park to the market For Sale by Private Treaty, or To Let. The subject property extends over two storeys, this unit has ample office space combined with a small warehousing area to suit a variety of different businesses.

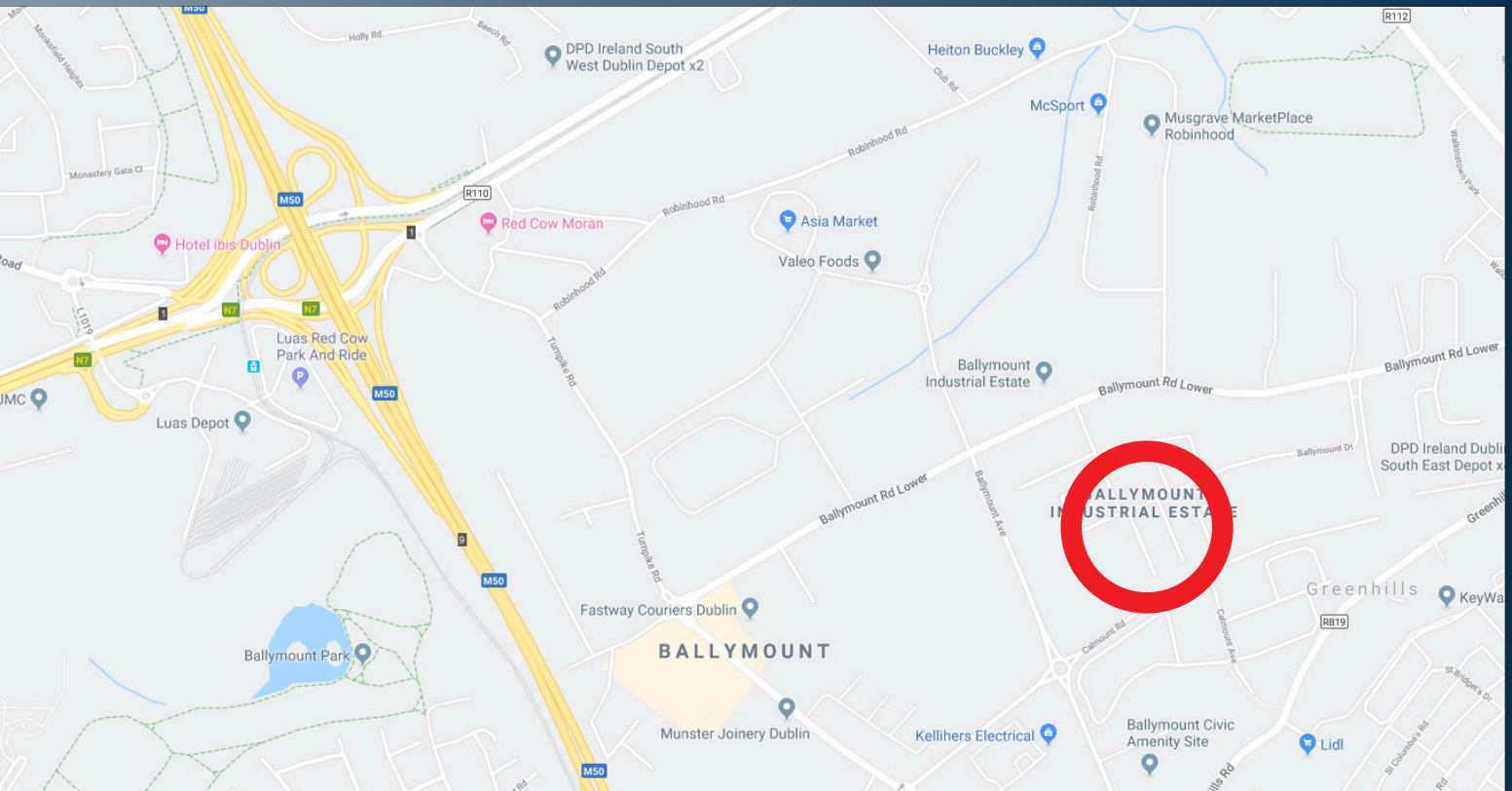
The area of the site is 0.05 hectares (0.14 acres). The property has 29 surface level designated parking spaces.

The building exterior is covered by metal deck panels incorporating aluminium framed double-glazed windows under a pitched insulated metal deck roof incorporating translucent panels.

The office content is accessed from a main entrance leading to a reception area, main open plan office, a canteen, staff toilets and cellular offices. Two central stair cores provide access to the first floor leading to a large open plan area, board room, canteen area and cellular offices.

The offices have a modern specification and are fitted with raised floors incorporating floor boxes wired for power and data, plastered and painted walls, suspended ceilings with fluorescent tube lighting. The ceilings are also fitted air conditioning cassettes and the walls with electric storage heaters.





*For Approximate Identification Purposes Only*

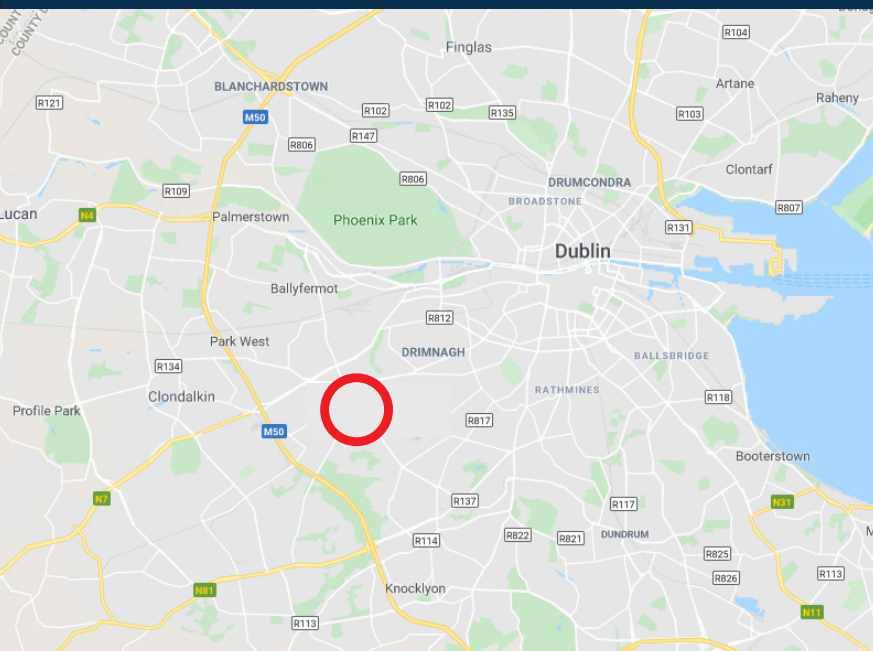
## Location

The subject property is located in Western Parkway Business Park, an established predominately light industrial and logistics park in Ballymount Dublin 12 located just 6 km from Dublin City Centre.

The immediate and surrounding area of Western Parkway Business Park features a mix of modern terrace and detached light industrial warehouse accommodation set around and enclosed Business Park just

off the M50 Motorway. The immediate area is serviced by numerous Dublin Bus routes that operate along Ballymount Road. The LUAS Red line station at Red Cow and Parkwest rail station, are located approximately 2km and 3.5km north from the property.





For Approximate Identification Purposes Only

## Zoning

The subject site falls in an area zoned Objective REGEN 'to provide for strategic development in accordance with approved planning schemes'.

Price/Rent on application.

## Contact

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The Office Element comprises the following approximate gross internal area:

| Floor        | Use    | Area (sq ft)     | Area (sq m)      |
|--------------|--------|------------------|------------------|
| Ground Floor | Office | 5,150.93         | 478.54           |
| First Floor  | Office | 5,150.93         | 478.54           |
| <b>Total</b> |        | <b>10,301.86</b> | <b>10,301.86</b> |

The Warehouse Element comprises the following approximate gross external area:

| Floor        | Use       | Area (sq ft)    | Area (sq m)  |
|--------------|-----------|-----------------|--------------|
| Ground Floor | Warehouse | 1,006.39        | 93.50        |
| <b>Total</b> |           | <b>1,006.39</b> | <b>93.50</b> |



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