



To Let (by way of Assignment or Sub-Lease) **BER E1** Unit 6 The Westway Centre, Ballymount, Dublin 12

- 4,896 Sq Ft
- Mid terrace light industrial unit
- Situated a short distance from the M50 and N7
- Roller shutter door
- 8 car parking spaces
- Eaves height approximately 6.1 metres



FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

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SERVICES

Capital Markets | Advisory | Office Agency | Retail Agency | Industrial Agency | Project Management | Property Management | Occupier Services | Research & Consultancy

LOCATION

- The Westway Centre is located approximately 7.9km west of Dublin City Centre
- The estate itself can be accessed via Ballymount Avenue off Lower Ballymount Road which is only 1.6km from the Walkinstown Roundabout and approximately 800m from the M50 Ballymount Interchange
- The proximity to the M50 makes for easy and rapid access to all arterial routes including the N7

DESCRIPTION

- Mid terrace light industrial unit
- Concrete frame construction
- Metal deck roof with perspex roof lights
- 1 roller shutter to the rear - shared yard
- 8 car parking spaces
- Eaves approximately 6.1 metres

ACCOMMODATION

The approximate gross external floor area of the property is as follows:

	SQ. FT
Warehouse	2,480
2 Storey Offices	2,416
Total	4,896

All intending tenants are specifically advised to verify the floor areas and undertake their own due diligence

SERVICES

- All mains services available

BUILDING ENERGY RATING

- BER: E1
- BER No. 800444168
- EPI: 502.5 kWh/m²/yr

ZONING

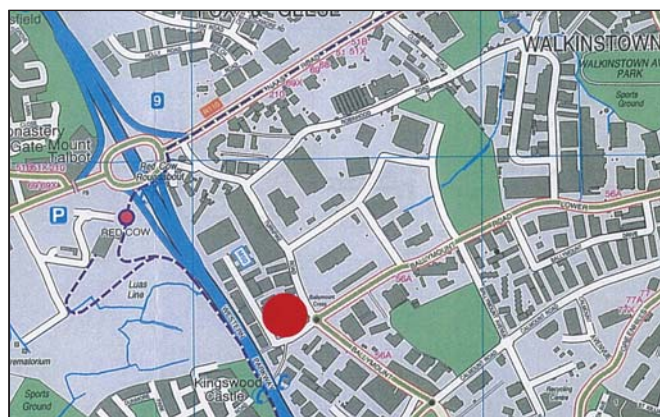
Under the South Dublin County Council Development Plan 2010 - 2016 the land are zoned Objective EP2 - "To facilitate opportunities for manufacturing, Research and Development facilities, light industry and employment and enterprise related uses in industrial areas and business parks".

TERMS

By way of assignment or sub-lease until 31 May 2018

RENT

On application



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