

FOR SALE

Site 13A, Units C & D

Stadium Business Park

Ballycoolin, Dublin 11

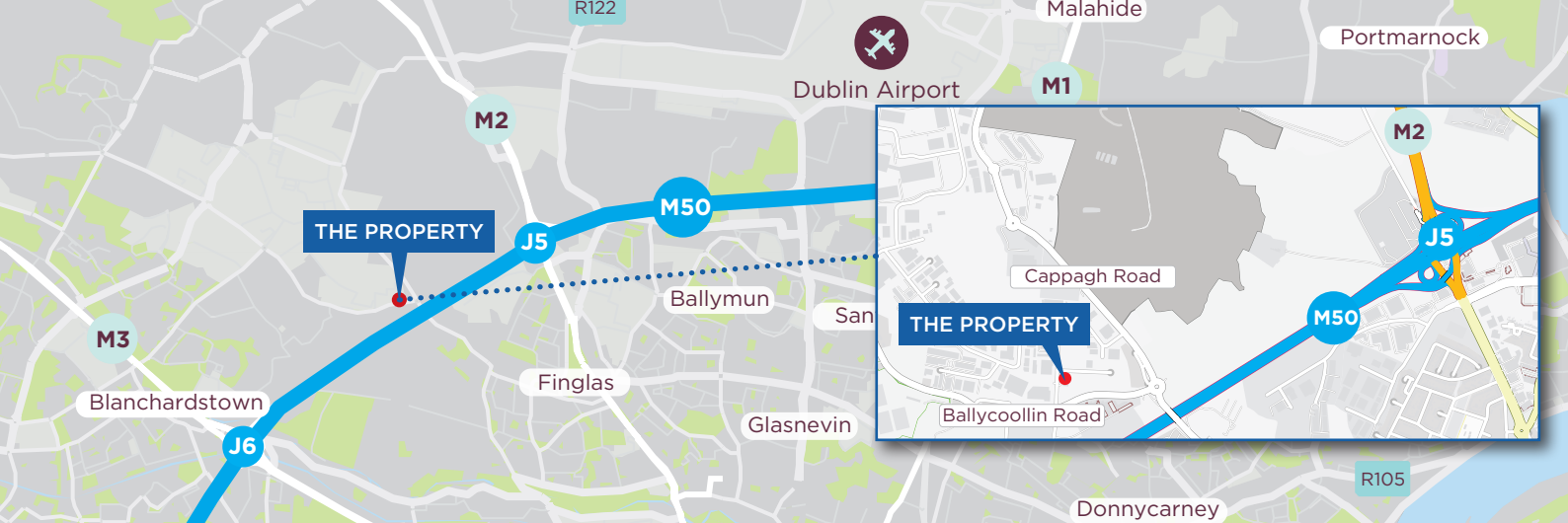


Boundary is indicative & for information purposes only

Two Adjoining Modern Terraced Industrial Units totalling approx 520 sq m & incorporating approx. 146 sq m of temperature controlled space

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Approx. 10 km from Dublin City Centre and approx. 5 km from Junctions 5 & 6 on the M50

Floor areas of approx. 270 sq m & approx. 249 sq m respectively, both with a clear internal height of approx. 7.2 m

Approx. gross external floor areas:-

Accommodation	Sq. m.
Offices	39
Warehouse	210
Total	249

Intending purchasers must satisfy themselves as to the accuracy of the measurements provided above.

LOCATION

- Stadium Business Park is located just off the Ballycoolin Road, approx. 10 km from Dublin City Centre and approx. 5 km from Junctions 5 & 6 on the M50 which provide rapid motorway access to all of the main arterial routes leading to Dublin, to Dublin Airport and the Dublin Port Tunnel.
- Occupiers in the locality include GLS Ireland, Harvey Norman, Chemco Ireland Ltd., North Road Commercials & National Electrical Wholesalers.

DESCRIPTION

UNIT C Warehouse

- Modern terraced industrial unit incorporating approx. 146 sq m of temperature controlled space
- Metal frame construction
- Insulated metal deck roof incorporating translucent panels
- Party walls comprise full height concrete block walls with concrete block walls to a height of approx. 2.3 metres with cladding over to the front and rear
- Part painted concrete & part tiled flooring
- 1 automated ground level roller shutter door
- High bay sodium lighting

Offices

- Painted and plastered walls & ceilings with fluorescent lighting
- Part concrete / part wooden flooring & wall mounted sockets
- Double glazed aluminium framed windows
- Toilet & shower room

Approx. gross external floor areas:-

Accommodation	Sq. m.
Offices	47
Warehouse	223 sq m incl. 146 sq m temperature controlled space
Total	270

UNIT D

Unit D is currently let to Aivola Services Limited t/a 7th Gear on a two year IRI lease from 20th September 2017 at €18,000 per annum.

Warehouse

- Modern terraced industrial unit of metal frame construction
- Insulated metal deck roof incorporating translucent panels
- Party walls consist of full height concrete block walls with concrete block walls to a height of approx. 2.3 metres with cladding over to the front and rear
- Concrete floor
- 1 automated ground level roller shutter door
- High bay sodium lighting

Offices

- Painted and plastered walls & ceilings with fluorescent lighting
- Wooden flooring & wall mounted sockets
- Double glazed aluminium framed windows
- Toilet & canteen facilities

SERVICES

We understand that all mains services are provided and connected to the properties.

RATES

The rateable valuation of Unit C is €29,400. The rates payable for 2019 are €8,114.40. The rateable valuation of Unit D is €26,700. The rates payable for 2019 are €7,369.20.

SERVICE CHARGE

The 2019 service charge budget for each property is €1,537.50.

INSPECTIONS

All inspections are strictly by appointment through Savills.

PRICE

On application

BER

BER Rating: Unit C: D1 / Unit D: C3
BER No.: Unit C: 800688459 / Unit D: 800687238
Energy Performance Indicator: Unit C: 268.09 kWh/m²/yr 1.52 / Unit D: 559.74 kWh/m²/yr 1.38

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