



To Let

Light industrial unit extending to approx. 2,272 sq ft with secure yard of approx. 1,740 sq ft

- Mid terrace, light industrial warehouse unit
- Metal deck roof with concrete block walls to full height
- Clear internal height of 4m
- Secure yard for external storage

Unit K7 Ballymount Drive

Ballymount Industrial Estate, Ballymount, D12 RT2V

2,272 sq ft

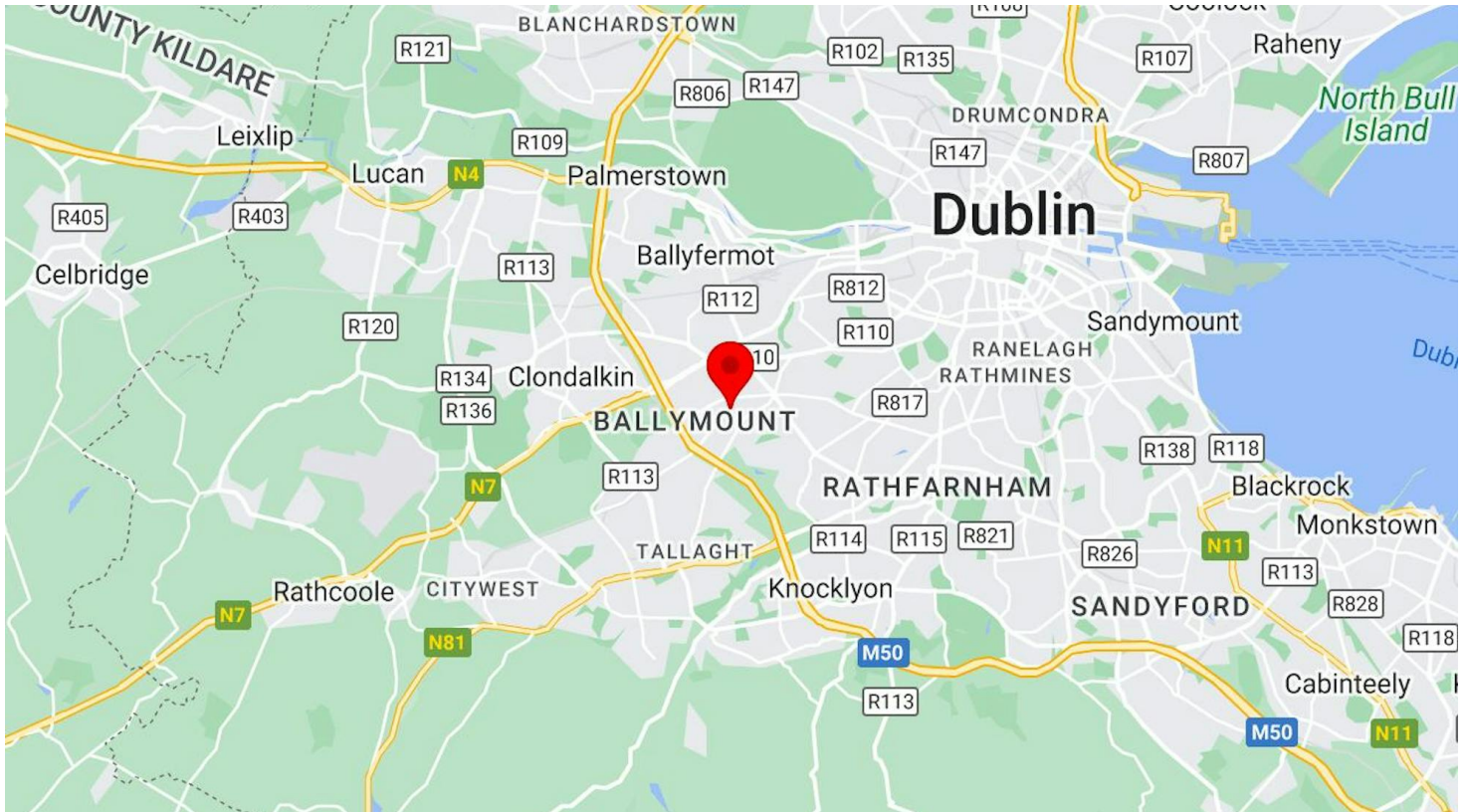
211.08 sq m

Reference: #207129

BER C2

Unit K7 Ballymount Drive

Ballymount Industrial Estate, Ballymount, D12 RT2V



Location

Ballymount Drive Industrial Estate is located approximately 9.6km south west of Dublin city centre. The estate itself can be accessed via the Ballymount Road Lower which is only 0.4km from the Walkinstown Roundabout and approximately 0.8km from the M50 Ballymount Interchange. The proximity of the M50 makes for easy and rapid access to arterial routes including the N7. Travel times to all major transport routes and hubs are as follows:

M50 Motorway – 6 mins

N7 Motorway – 7 mins

Dublin Airport – 24 mins

Dublin Port – 29 mins

Port Tunnel – 30 mins

Description

Mid terrace light industrial facility accommodating ground floor office accommodation

Modern metal deck roof with perspex roof lighting

Two roller shutter doors provide access to the warehouse from the internal yard

Yard is accessed by way of an electrically operated roller shutter door

Clear internal height is approximately 4 m

WC and kitchen facilities are provided

Unit K7 Ballymount Drive

Ballymount Industrial Estate, Ballymount, D12 RT2V



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Warehouse	1,946	180.79
Unit - GF Office	326	30.29
Total	2,272	211.08

Terms

Available by way of new Full Repairing and Insuring (FRI) lease

Rent on Application

Viewings

Strictly by appointment only with sole agent JLL

Rosie Carey

+353 1 477 9709 | +353 86 440 2172

rosie.carey@jll.com

Cathal Morley

+353 1 673 1615 | +353 86 783 2141

cathal.morley@jll.com

The particulars and information contained in this brochure are issued by Jones Lang LaSalle on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information, they do not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The particulars and information are given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the particulars and information given. None of Jones Lang LaSalle, its employees, agents or affiliate companies, makes any warranty or representations whether express or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser/tenant or any third party arising out of the particulars or information. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any applicable taxes or VAT arising out of the transaction.

