For Sale by Private Treaty

16 Western Parkway Business Centre, Walkinstown, Dublin 12



Description

- End of terrace industrial facility with fully fitted two storey office accommodation and workshop totalling approx. 447.15 sq. m. (4,813 sq. ft.)
- · Access to the workshop via one grade level side sliding door
- 6 designated parking spaces to the front of the building
- Superbly located approx. 1.8 km from Junction 9 on the M50
- Benefits from full vacant possession

Schedule of Accommodation

<u>Accommodation</u>	<u>Sq. M.</u>	<u>Sq. Ft</u>
Workshop	144.57	1,556
GF Offices	72.8	783
FF Offices	229.78	2,473
(Mezzanine Storage)	(35.4)	(381)
Total	447 15	4 813

Savills Dublin, 33 Molesworth St, Dublin, DO2 CP04

+353 (1) 618 1300

savills.ie



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Location

Western Parkway Business Centre is located on Ballymount Road Lower and is within 1.8 km. of Junction 9 on the M50 which provides rapid motorway access to all the main arterial routes from Dublin. Dublin International Airport (20 km), Dublin Port (15 km) and Dublin City Centre (10 km) are all easily accessible from the subject property. The secure and well managed park is situated southwest of Dublin City Centre, with various bus routes and the LUAS red line servicing the area.

Description

Workshop

- Concrete frame construction
- Painted concrete floor with full height concrete block walls
- Fluorescent strip tube lighting
- Total of 1 no. grade level side sliding door
- Clear internal height of 2.5m

Office Accommodation

- Painted and plastered walls
- Suspended ceilings with fluorescent strip tube lighting
- Gas fired central heating
- Fully carpeted flooring throughout
- Wall mounted sockets
- Canteen and toilets





Contact us

Price

On application.

Rates

The rateable valuation is \leq 15,980. The rates payable for 2024 are \leq 4,410.

Service Charge

Available on application.

BER

F1

Inspections

All inspections are strictly by appointment through the sole letting agent Savills.

Billy Flynn

Senior Surveyor Industrial and Logistics M: +353 86 136 5926 E: billy.flynn@savills.ie

Eoghan O'Donnell

Graduate Surveyor Industrial & Logistics M: +353 86 199 0363 E: eoghan.odonnell@savills.ie

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