

# 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)
<b>Total</b>	<b>447.15</b>	<b>4,813</b>

*Approx. gross external areas. Intending purchasers must satisfy themselves as to the accuracy of the measurements and information provided.*

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Workshop



Office Accommodation

## 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

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## Price

On application.

## Rates

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

## Service Charge

Available on application.

## BER

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## Inspections

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

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