

TO LET

Unit 14 Fashion City

Ballymount, Dublin 12

Key Benefits

- Purpose built high quality development finished to a very high standard.
- Strategic high profile location within Fashion City.
- Secure park with 24 hour security and CCTV in operation throughout.
- Excellent transport links, just 600m from the M50 motorway.
- Allocated car parking provided.



BER Rating

BER Rating:

BER Number:

Viewings

Strictly by appointment with the sole letting agent CBRE

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Description

Unit 14 Fashion City comprises a superb purpose built retail outlet extending to approx 950 sq m (10,225 sq ft) situated within an established development.

High quality showroom and storage accommodation is situated at ground level with fully fitted office accommodation and additional mezzanine storage at first floor level.

Finished to a 'turnkey' standard throughout the unit provides an excellent balance of showroom, office and storage accommodation. Space is utilised with the addition of a concrete mezzanine floor providing substantial additional storage accommodation at first floor level. The ground floor provides a public area comprising a wholesale showroom and reception area. Fully fitted office accommodation is finished to the highest of standards comprising a mixture of both open plan and cellular offices.

Dedicated car parking is situated to the front of the unit with a total of 5 allocated spaces.

Accommodation

The approx. gross external floor areas are as follows;

Description	Sq M	Sq Ft
Ground Floor (Office / Storage)	475	5,113
First Floor (Office)	237.5	2,556
First Floor (Mezzanine)	237.5	2,556
Total	950	10,225

DISCLAIMER

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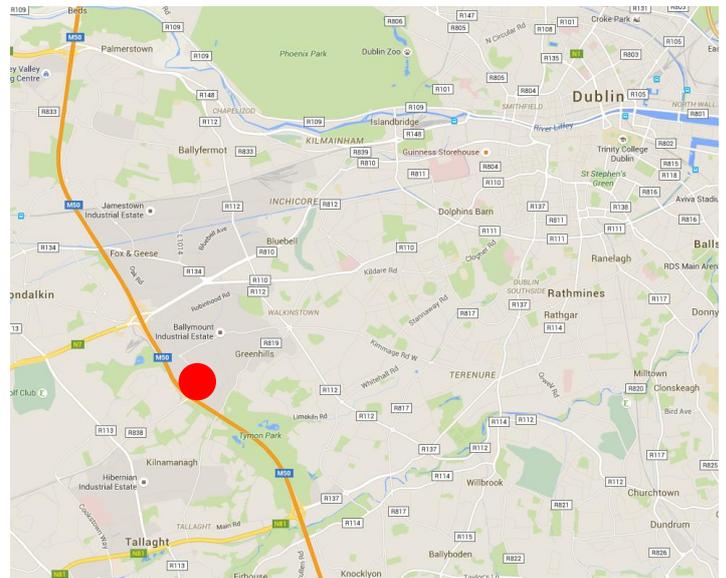
Ballymount, Dublin 12



Location

Fashion City is located approximately 9km south west of Dublin City Centre in the M50 Business Park in Ballymount, Dublin 24. This development of fashion wholesale and distribution units is ideally located next to the M50 motorway, providing instant access to Ireland's primary road network, via the nearby M50/Ballymount junction (Interchange 10).

The subject property is situated in a high profile position at the southern entrance to Fashion City, just off Ballymount Road Upper. The property benefits from customer parking at the front, in an attractive landscaped courtyard / square of Fashion City.



Services

All mains services are available and connected to the property.

Rates

€12,717 per annum (€1.24 per sq ft per annum)

Service Charge

On Application.

Building Insurance

On Application.



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