



# To Let

BER C2

**Unit K7 Ballymount Drive, Ballymount Industrial Estate, Ballymount, Dublin 12 D12 RT2V**

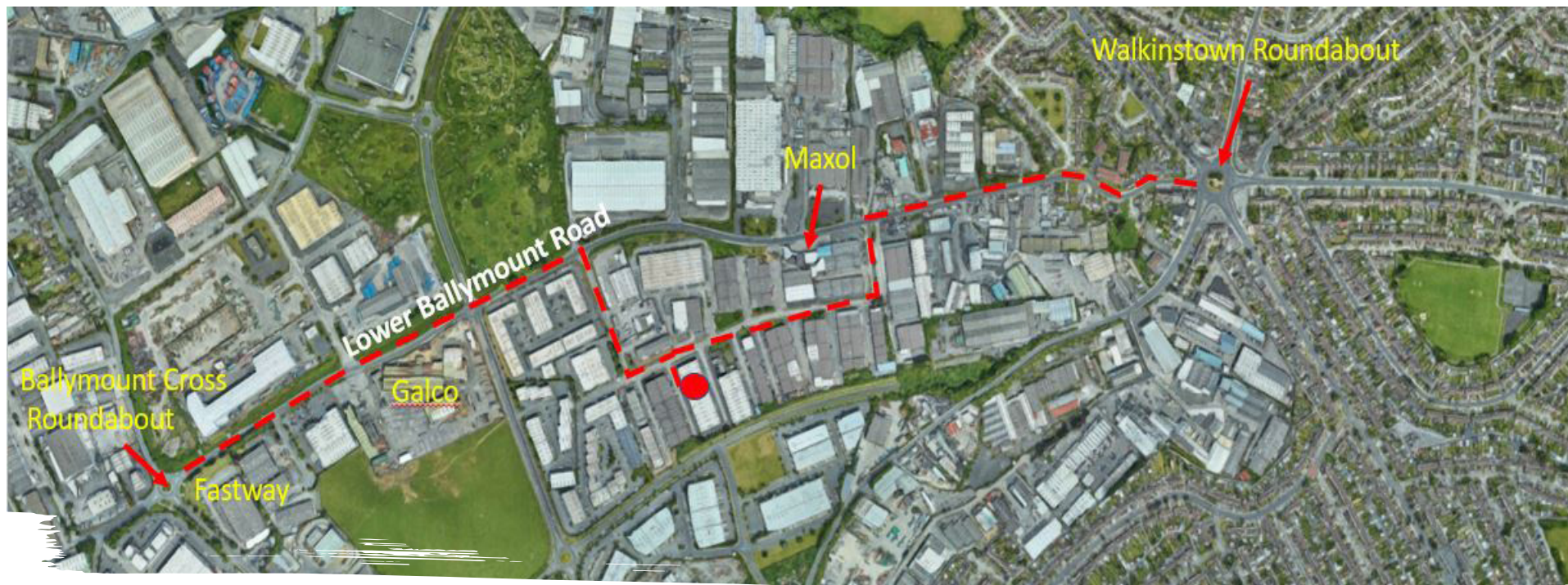
**Newly refurbished light industrial unit extending to approx. 2,272 sq ft with secure yard of approx. 1,740 sq ft**

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## 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

	M50 Motorway – 6 mins
	N7 Motorway – 7 mins
	Dublin Airport – 24 mins
	Dublin Port – 29 mins
	Port Tunnel – 30 mins



## Accommodation

The approximate gross external area (GEA) of the property is as follows:

UNIT	SQ FT
Warehouse	1,946
Ground Floor Office	326
<b>Total</b>	<b>2,272</b>
<i>Yard</i>	<i>1,740</i>

All intending tenants are specifically advised to verify the floor areas and undertake their own due diligence

## 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





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Ballymount Industrial Estate  
Ballymount  
Dublin 12 D12 RT2V**

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**Building Energy Rating**

BER: C2  
BER No: 800001315  
EPI: 193 kWh/m<sup>2</sup>/yr

**Terms**

Available To Let  
Rent on Application

**Viewing**

Strictly by appointment only

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**Enquiries**

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