

TO LET  
**UNIT 2, BALLYBOUGHAL,  
CO. DUBLIN**



AVAILABLE IMMEDIATELY  
INDUSTRIAL / LOGISTICS UNIT

## UNIT 2, BALLYBOUGHAL, CO. DUBLIN

*Industrial / logistics unit extending to approximately 11,447 sq ft (1,063 sq.m), strategically located in Ballyboughal, North County Dublin*

### LOCATION

The property is situated in Ballyboughal, North County Dublin, an established industrial and distribution location north of Dublin City, positioned between two occupiers, Keeling Juices and Bounce N Beyond.

The location affords excellent connectivity to:

- Dublin Airport (circa 10 minutes)
- M1 Motorway
- M50 Motorway
- Dublin Port & Port Tunnel
- Dublin City Centre and the wider national road network

### DESCRIPTION

The property comprises a modern industrial / logistics unit extending to approximately 11,447 sq ft (1,063 sq. m). The unit is of concrete frame construction with an asbestos sheet roof and an eaves height of approx. 6.4 metres.

The accommodation includes a concrete warehouse floor, one dock leveller and one level access roller shutter door, providing flexibility for a range of industrial and distribution occupiers. Ancillary office and staff accommodation is provided along with three phase power, a dedicated service yard and on site car parking.

### KEY TRAVEL TIMES AND DISTANCES

#### Dublin City Centre:

- Approx. 40 minutes / 24 km

#### M1:

- Junction 4 just 9 km away

#### M50:

- Junction 3 just 16 km away

#### Dublin Airport:

- 12.5 km / 15 minute drive



### AVAILABILITY

Immediately

### VIEWING

Strictly by appointment with sole letting agents Knight Frank

### 2026 LOCAL AUTHORITY RATES

Available on application

### PRICE

Price on application

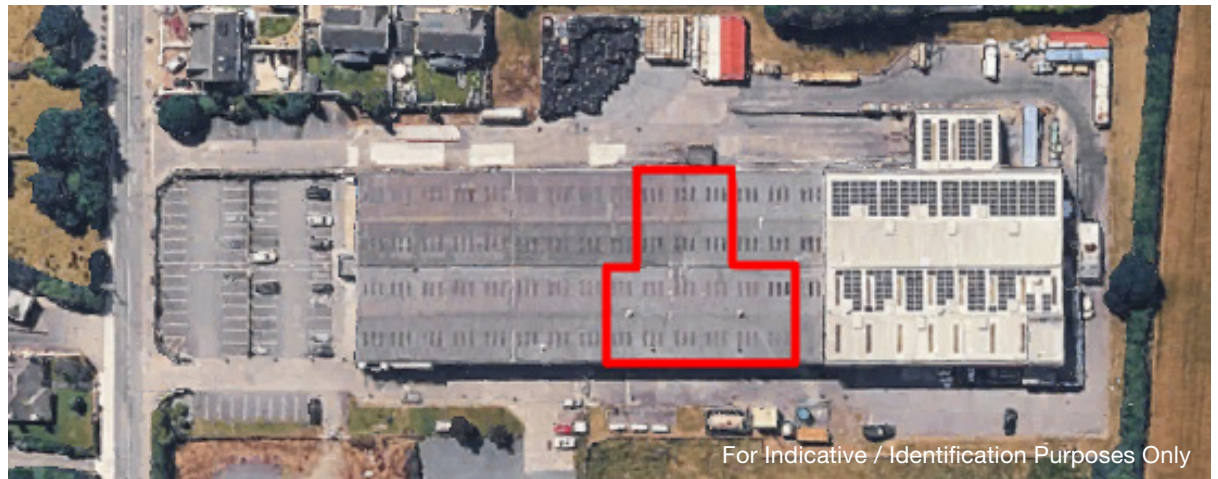
### BER

**BER D1**

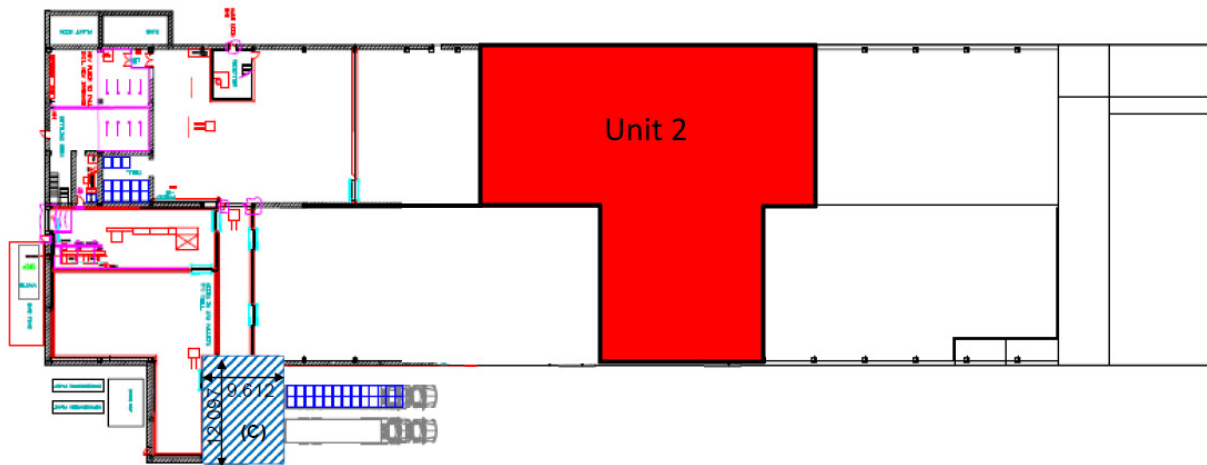
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### INSURANCE

Available on application



For Indicative / Identification Purposes Only



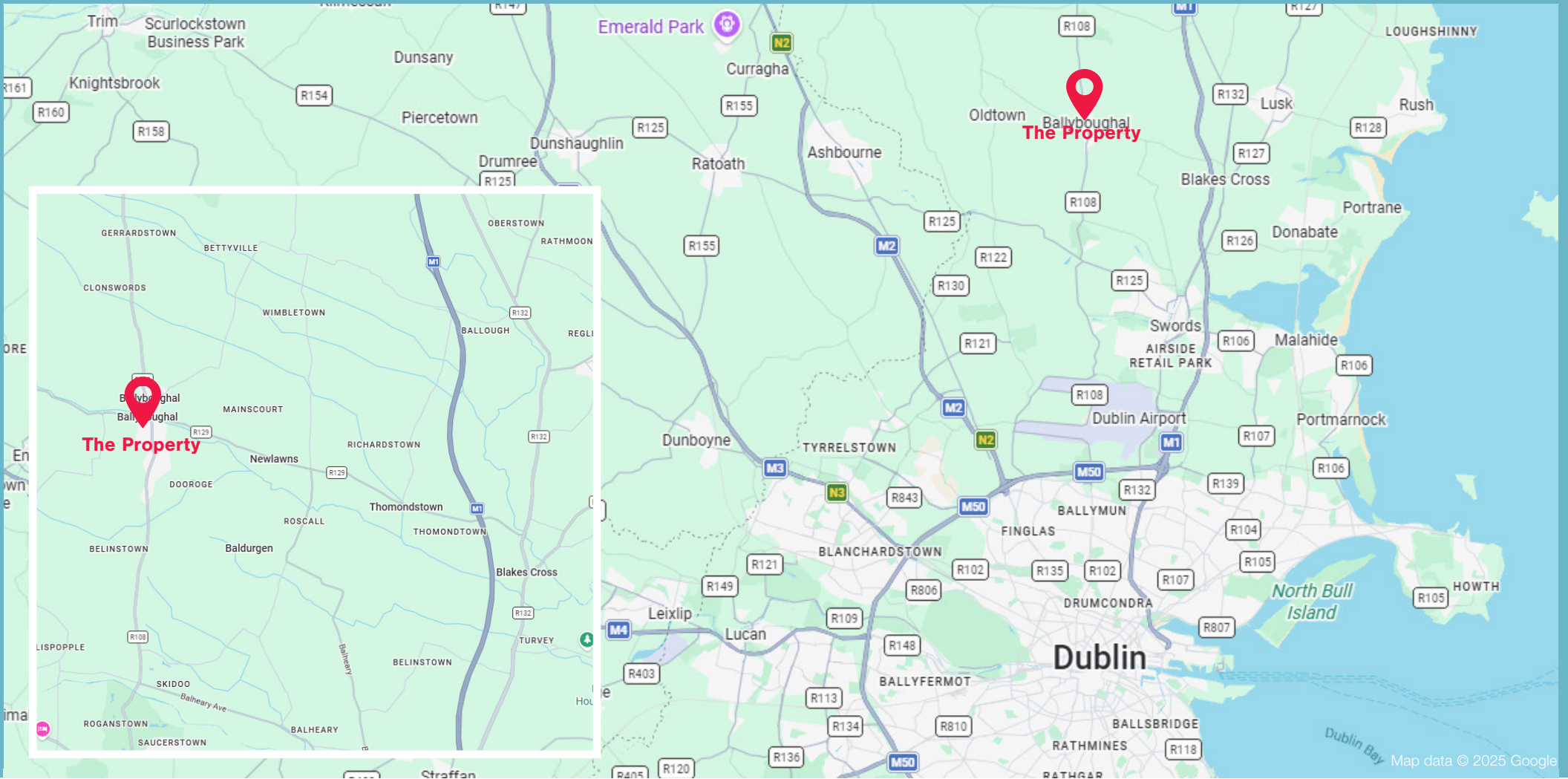
\*For Indicative Purposes Only (Not to Scale)\*

#### AREA SCHEDULE:

UNIT	APPROX SIZE SQ.M.	APPROX SIZE SQ.FT.
Warehouse A	722	7,773
Warehouse B	341	3,674
<b>TOTAL GROSS EXTERNAL FLOOR AREA</b>	<b>1,063</b>	<b>11,447</b>

\* Measurements are approximate. Intending tenants are specifically advised to verify all information including floor areas etc. See DISCLAIMER. Please note we have not tested any apparatus, fixtures, fittings, or services. Intending tenants must undertake and satisfy themselves with their own investigations and into the working order of these items.





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