

INDUSTRIAL

# SUPERB HI-BAY LOGISTICS FACILITY

BALLYMOUNT AVENUE, BALLYMOUNT,  
DUBLIN 12

TO LET



Boundary line is  
indicative and is  
for information  
purposes only

BER C2

- Superb detached hi-bay logistics facility of approx. 13,484 sq.m.
- Excellent loading provisions via 21 docks and 5 ground level roller shutter doors
- Almost instant access to J10 (Ballymount) on the M50







## LOCATION

The subject property is located on the southern side of Ballymount Avenue and backs on to the northern side of the Greenhills Road close to its junction with Ballymount Avenue. The property is within 2.5 kms of J9 (Naas Road) on the M50 and within just 1km of J10 (Ballymount) on the M50. Both junctions provide rapid motorway access to Dublin Airport, the Dublin Port Tunnel and all of the main arterial routes leading to and from Dublin.

The property is located in the heart of Dublin's prime industrial hub and has extensive frontage of 300m onto Ballymount Avenue and extensive frontage onto Greenhills Road. Neighbouring occupiers include TV3, Fashion City, Honda Distributors, U Store It amongst others.

## DESCRIPTION

The subject property comprises a detached hi-bay logistics facility situated on a self-contained site. The property has the benefit of four access points including one with a security hut.

### Warehouse

- Metal frame construction
- Insulated metal deck roof incorporating translucent panels
- Clear internal height approx. 9 metres
- 21 docks & 5 ground level roller shutter doors
- Sealed concrete floors
- Gas & oil fired warm air blowers
- High bay sodium lighting

### Offices

- Mixture of open plan and partitioned offices
- Suspended ceilings with recessed fluorescent strip lighting
- Mixture of painted and plastered / painted concrete block walls
- Carpeted / lino covered floors
- Perimeter trunking / wall mounted sockets
- Double glazed aluminium doors and windows
- Reception
- Canteen
- Recreational area





## ACCOMMODATION

Approx. gross external floor areas

Accommodation	Sq. M.
Warehouse	10,951
Main Offices	2,193
3 storey offices within warehouse	340
<b>Total</b>	<b>13,484</b>
Mezzanines	2,356

The overall site area is approx. 2.96 ha (7.33 acres) as scaled from the OSI map. The site's boundaries comprise a mixture of palisade fencing and post & wire fencing.

### Services

All mains services are provided and connected to the site. The property has the benefit of a 425 KVA back-up generator.



### Rates

The rateable valuation is €1,206,000. The rates payable for 2017 are €195,372.

### Rent

On application

### BER Certificate

BER Rating: C2

BER No. 800193823

Energy Performance Indicator: 292.84 kgCO<sub>2</sub>/m<sup>2</sup>/yr 1.17





## CONTACTS & FURTHER INFORMATION

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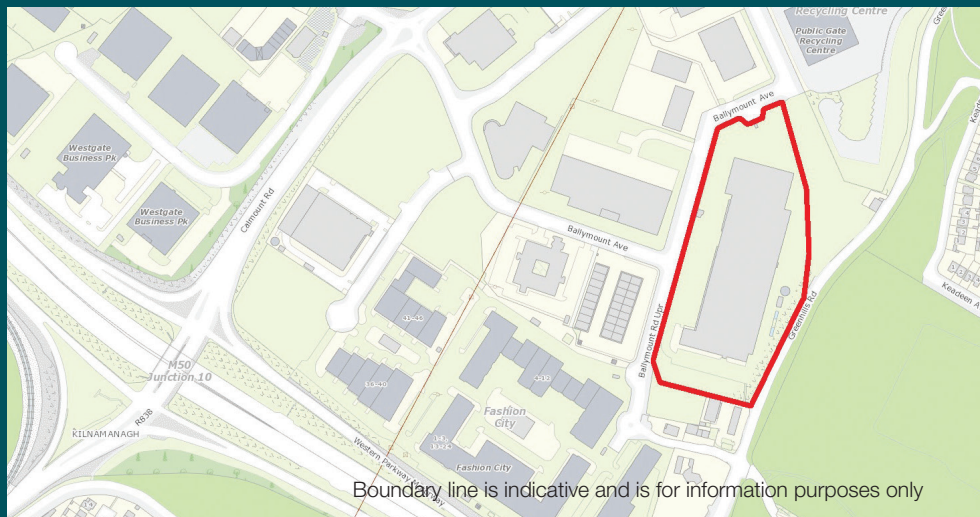
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