

# TO LET

Unit 5B Stadium Business Park, Ballycoolin  
Road, Ballycoolin, Dublin 11



**End of terrace Warehouse Unit**  
**Extending to approx. 1,405 sq m. (15.123 sq ft).**

## Property Highlights

- Modern end of terrace warehouse unit of approx. 1,405 sq m (15,123 sq ft)
- Situated within an established warehouse location in Northwest Dublin
- Clear internal height of approx. 9.0m, rising to 10.5m at the apex
- Loading access via 2 no. recessed dock levellers and grade level door
- Two storey office accommodation extending to approx. 214 sq. m. (2,303 sq. ft)
- Ample car parking available with the property

## Contact

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PSRA No.: 00222



## Location

The property is situated within Stadium Business Park, Ballycoolin which would be regarded as one of Dublin's most established logistics locations. The estate is located in close proximity to Junction 5 (Finglas) & Junction 6 (Blanchardstown) of the M50 providing ease of access to all main arterial routes to and from Dublin City Centre. Dublin International Airport and Dublin Port Tunnel are also nearby and can be accessed via the M50 or Old Airport Road.

The surrounding area is an established warehousing and distribution location with neighbouring business parks in the vicinity to including Rosemount Business Park; the various phases of Northwest Business Park, Ballycoolin Industrial Estate and Huntstown Business Park. Well known occupiers within the area include GLS, Harvey Norman, Dunnes Stores and Viking Direct.

## Description

### Warehouse Specification

- The property consists of an end of terrace warehouse facility extending to approx. 1,191 sq. m. (12,820 sq. ft).
- The property comprises a concrete portal frame construction with an insulated double skin metal deck roof (incorporating translucent panels) over.
- Internally, there are infill concrete block walls with a mix of architectural and profile metal cladding to the external envelope of the building.
- Clear internal height of approx. 9.0m.
- Loading access is via 2 no. recessed dock levellers and 1 no. arcade level door.

### Office Specification

- Two storey office accommodation extending to approx. 2,304 sq. ft.
- Cellular office accommodation finished to include painted & plastered walls, carpet floors and suspended ceilings with drop-in lighting. Wall mounted power and data sockets are also included.

## Schedule of Accommodation

Accommodation	Size (sq m)	Size (sq ft)
Warehouse	1,191	12,820
Ground Floor Office	107	1,152
First Floor Office	107	1,152
<b>Total Area</b>	<b>1,405</b>	<b>15,123</b>

## BER Details

BER Rating: - B1

BER Number:- 800277782

Energy Performance Indicator:- 189.66 kWh/m2/yr  
0.64

## Rent & Outgoings

On application

## Viewings

View by appointment with the sole agents  
Cushman & Wakefield



A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Cushman & Wakefield office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration Number: 002222