

# TO LET

## Unit 2 Baldonnell Business Park

Baldonnell, Dublin 24



### Benefits

- Outstanding modern facility extending to approx. 5,549sq m (59,729sq.ft)
- Situated on a secure site of 2.45 acres with dual access
- Detached facility with excellent loading provisions
- Excellent access to M50 via the N7
- 4 dock levellers and 2 automated grade level roller shutter doors

### Description

An outstanding modern facility with high quality four storey office accommodation situated on a standalone secure site of 2.45 acres.

High bay clear span warehousing of metal frame construction benefits from an eaves height 11.7m. The warehouse is finished with a sealed concrete floor, hi bay lighting, pitched insulated metal deck roof incorporating translucent panels, gas fired air blower heating system, heat reduction system and three phase power. Loading access is via four dock levellers and two automated grade level roller shutter doors.

Fully fitted four storey offices are situated to the front of the property and are fitted-out to the highest of standards including carpeted raised access flooring, suspended ceilings with recessed lighting, painted and plastered walls, wall trunking, gas fired central heating, ample toilet facilities and a large fitted canteen.

There is a three storey concrete mezzanine area between the warehouse and the offices. This area is used primarily for storage purposes. Each mezzanine floor is fitted with florescent lighting and wall mounted sockets. Loading access to the mezzanine area is via forklifts from the warehouse and pedestrian access through the offices.

The secure site has dual access points with ample circulate space and over 50 allocated car parking spaces.

### Contact | Joint Agents

**CBRE****Jarlath Lynn**

t: 01 618 5728

e [jarlath.lynn@cbre.com](mailto:jarlath.lynn@cbre.com)**David Scully**

t: 01 618 5544

e [david.scully@cbre.com](mailto:david.scully@cbre.com) **CUSHMAN & WAKEFIELD****Brendan Smyth**

t: 01 639 9383

e [brendan.smyth@cushwake.ie](mailto:brendan.smyth@cushwake.ie)**John O'Neill**

t: 01 639 9268

e [john.oneill@cushwake.ie](mailto:john.oneill@cushwake.ie)**BER D2****CBRE**

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### Location

The property is situated within Baldonnell Business Park just off the N7 Naas dual carriageway which is approximately 5 km from the M50 / N7 motorway intersection providing motorway access to all of the main arterial routes to and from Dublin. The Business Park benefits from easy of access onto the N7. Baldonnell Business Park is bounded to the Northwest by Baldonnell Airport, with Citywest campus to the Southeast and the Outer Ring Road approx. 1.9 km and M50 approx. 6.5 km to the east. High profile occupiers situated within the estate include MJ Flood and Saab/Seat. The property has direct access onto Clonlara Road and has the benefit of two separate access points.

### Schedule of Accommodation

The approx. gross external floor areas are as follows;

Description	Sq. M.	Sq.Ft.
Warehouse	3,029	32,604
Ground Floor Office	608	6,544
1 <sup>st</sup> /2 <sup>nd</sup> /3 <sup>rd</sup> Floor Office	1,203	12,949
1 <sup>st</sup> /2 <sup>nd</sup> /3 <sup>rd</sup> Floor Mezz	709	7,632
<b>Total</b>	<b>5,549</b>	<b>59,729</b>

### Services

We understand that all mains services including 3-phase power are provided and connected to the property.

### Price/Rent

On application.

### Viewings

Strictly by appointment with joint letting agents CBRE & Cushman & Wakefield.

### BER Certificate

BER Rating: D2  
BER Number: 800111999  
Energy Performance Indicator: 547.59 kWh/m2/yr

**BER D2**

### Outgoings

Rates approx: €88,200 per annum

### Contact | Joint Agents



**David Scully**

t: 01 618 5544

e [david.scully@cbre.com](mailto:david.scully@cbre.com)



**Brendan Smyth**

t: 01 639 9383

e [brendan.smyth@cushwake.ie](mailto:brendan.smyth@cushwake.ie)

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