



**UNIT 5, BLOCK J  
BALLYMOUNT INDUSTRIAL ESTATE  
BALLYMOUNT  
DUBLIN 12**

- End of Terrace Industrial Unit
- c. 924 sq. m. / 9,943 sq. ft. + 10 Car Spaces
- Yard Area to Side
- Excellent Transport Links



**QUINN  
AGNEW**

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**FOR SALE**  
/  
**TO LET**

## LOCATION:

The property is ideally located within Ballymount Industrial Estate, a cluster of modern business units strategically positioned off Ballymount Drive, accessed via Ballymount Road Lower.

The estate is located c.8 km south west from Dublin City Centre and c.1 km from the M50 motorway, which provides direct access to the main arterial routes serving the country. The immediate environs are also served by numerous Dublin Bus Routes.

The estate comprises a divergent range of business and light industrial type users. Various staff welfare amenities are located in close proximity.

## DESCRIPTION:

The property comprises an end of terrace business unit of concrete portal frame construction, with concrete block infill walls and doubleskin insulated metal deck roof.

Feature block finish is provided to first floor with galvanise cladding immediately over.

The current configuration provides designated warehouse area, accessed via a grade roller shutter door, with feature offices and staff areas.

The offices and staff areas comprise plastered and painted walls, suspended acoustic tiled ceilings incorporating recessed lighting and new floor coverings.

Heating is by way of electric storage.

## TITLE: FREEHOLD / LEASEHOLD

**RATES 2024: c. €6,300 per annum**

**BER D1** No. 800562779

**EPI: 393.53 kWh/m<sup>2</sup>/yr**



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The terms set out herein are by way of partial summary. Intending purchasers or lessees should obtain a copy of the Particulars and Conditions of the Sale where the matters are dealt with comprehensively. Particulars and Conditions of Sale are available from the Agents and the solicitors with carriage of sale. Quinn Agnew act for the vendors and/or lessees of this property whose Agents they are, hereby give notice that, (1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Quinn Agnew has any authority to make or give any representation or warranty whatsoever in relation to this property. (4) All prices quoted are exclusive of VAT.

*The approximate Gross External Floor area is:*

GEA	sq. m.	sq. ft.
Warehouse	388.5	4,182
Offices	158.7	1,708
Concrete Mezz.	376.5	4,053
<b>Total</b>	<b>923.7</b>	<b>9,943</b>

**10 Car Parking Spaces are Demised to the Property  
Yard Area to the Side**

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

