



# 19B Fashion City

## Ballymount

### Dublin 12

- Recently Refurbished Unit
- Warehouse and Showroom Unit
- c. 413 sq. m. / 4,445 sq. ft.
- Excellent Transport Links



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LET**

## LOCATION:

Fashion City is strategically located off the Ballymount Road Lower, c. 600 metres from the M50 (Junction 10), facilitating ease of access to the main arterial routes serving the country.

The estate comprises approximately 40 units facilitating showroom, wholesale distribution and light manufacturing for the clothing industry and other permitted retail orientated businesses.

The subject property enjoys a prominent position in the estate, overlooking its landscaped central courtyard.

The rear of the property is adjacent to the M50 affording perspective occupiers excellent signage opportunity.

## DESCRIPTION:

The property comprises a mid terraced, wholesale distribution unit / showroom and ancillary offices.

The building is of steel portal frame construction with full height concrete block and precast walls.

The warehouse is located at the rear of the building. Loading access is via an automated door with canopy overhead. The warehouse has the benefit of a trade counter.

At the front of the building the current layout provides showroom, office and two toilets on the ground floor. The first floor consists of a showroom, offices, kitchenette, and toilet.

The showroom and offices present well. Features includes suspended ceilings with recessed LED lighting, a tiled floor and ceiling mounted electric radiant heaters.

**TITLE: Leasehold**

**COMMERCIAL RATES: c. €6,790 per annum**

**SERVICE CHARGE: c. €4,229 per annum**

**BER C1** No. 800200206 / 296.63 kWh/m<sup>2</sup>/yr

## ACCOMMODATION:

*The approximate Gross internal Floor area is:*

| GIA               | sq. m.     | sq. ft.      |
|-------------------|------------|--------------|
| <b>Warehouse:</b> | 227        | 2,443        |
| <b>Showroom:</b>  | 52.1       | 561          |
| <b>Offices:</b>   | 35.3       | 380          |
| <b>Mezzanine:</b> | 98.6       | 1,061        |
| <b>Total:</b>     | <b>413</b> | <b>4,445</b> |

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



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