



Building Energy Rating

Unit 26

BER: B3
BER No: 800427528
EPI: 734.48 KWh/m2/yr

Unit 27

BER: B2
BER No: 800427510
EPI: 565.95 KWh/m2/yr

Unit 40/41

BER: B2
BER No: 800427551
EPI: 134.84 KWh/m2/yr

Unit 42

BER: C1
BER No: 800427536
EPI: 678.64 KWh/m2/yr

Unit 43

BER: D2
BER No: 800427544
EPI: 714.79 KWh/m2/yr

To Let (under flexible lease terms)
Units 26, 27, 40/41, 42 & 43 Cherry Orchard Industrial Estate
Ballyfermot, Dublin 10



Nigel Healy
01 6731635
nigel.healy@eu.jll.com

Cathal Morley
01 6731615
cathal.morley@eu.jll.com

DISCLAIMER

The particulars and information contained in this brochure are issued by Jones Lang LaSalle on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information they do not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The particulars and information are given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the particulars and information given. None of Jones Lang LaSalle, its employees, agents or affiliate companies, makes any warranty or representations whether express or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser/tenant or any third party arising out of the particulars or information. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any applicable taxes or VAT arising out of the transaction.

- 9,580 Sq ft - 81,200 Sq Ft
- Available as five individual units or as a single lot
- Excellent frontage and profile to Ballyfermot Road
- Established south west Dublin location just 5 minutes from the M4/ M50
- Eaves height generally 6 metres





Location

Cherry Orchard Industrial Estate is strategically located approximately 8 km south west of Dublin City Centre with access to the M50 motorway (via the Dublin / Sligo Road (N4)) just over 1 km from the estate and providing rapid access to all main routes from Dublin. The estate fronts the Ballyfermot Road close to the junction with the Coldcut Road.

Occupiers in the estate include Delicatessen Meat Suppliers, E. Cawley Furniture, Pat The Baker and Tipperary Natural Mineral Water. There is a new Lidl store at the entrance to the estate.

Description

Units 26, 27, 40/41, 42 and 43 Cherry Orchard Industrial Estate comprise four distinct detached blocks, two of which have very significant frontage to Ballyfermot Road. Currently a metal deck canopy to the rear of each building facilitates the interconnection between each unit. Unit 26 and 40/41 are positioned on the south boundary of the site with significant frontage to Ballyfermot Road. Unit 26 has the further distinct advantage of direct access onto Ballyfermot Road.

Generally the buildings are of concrete portal frame construction with concrete block infill walls to a height of approximately 2.2 m with insulated metal cladding above to roof level. Externally, individual buildings have an attractive and clean appearance with a red brick finish to 2.4 m. The entire is covered with a twin skin asbestos roof with perspex roof lighting. Grade level loading doors are provided to each facility most of which are operated electronically.

Unit 26 has single storey office accommodation to the southern elevation which is generally of plastered and painted walls, suspended ceilings, carpet tile floor covering and electric heaters. Extensive car parking is provided.

Unit 26 links directly to Units 40/41 by virtue of a tenant's improvement. This link can be removed if required to facilitate a sub-division.

The entire is enclosed by a secure palisade fence.

Accommodation

UNIT NUMBER	SQ FT
Unit 26	
Warehouse (incl. Switch Room)	20,570
Offices	2,260
Total	22,830
Unit 27	
Warehouse	19,644
Offices & Kitchen	409
Total	20,053
Unit 40/41	
Warehouse	18,288
2 Storey Offices	861
Total	19,149
Unit 42	
Warehouse	9,580
Total	9,580
Unit 43	
Warehouse	9,580
Total	9,580

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

Rates

The entire is covered under a single assessment which notes the Rateable Valuation as €654,000.

This provides a Local Authority rates liability of €105,948 for the year ending 31st December 2015.

This can be apportioned between the units in the event of separate lettings.

Services

All mains services are available.

Lease Term

The properties are available individually or as a single lot under new flexible lease terms.

Rent

On application.