



#### 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



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- 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

BER B2 D2





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.