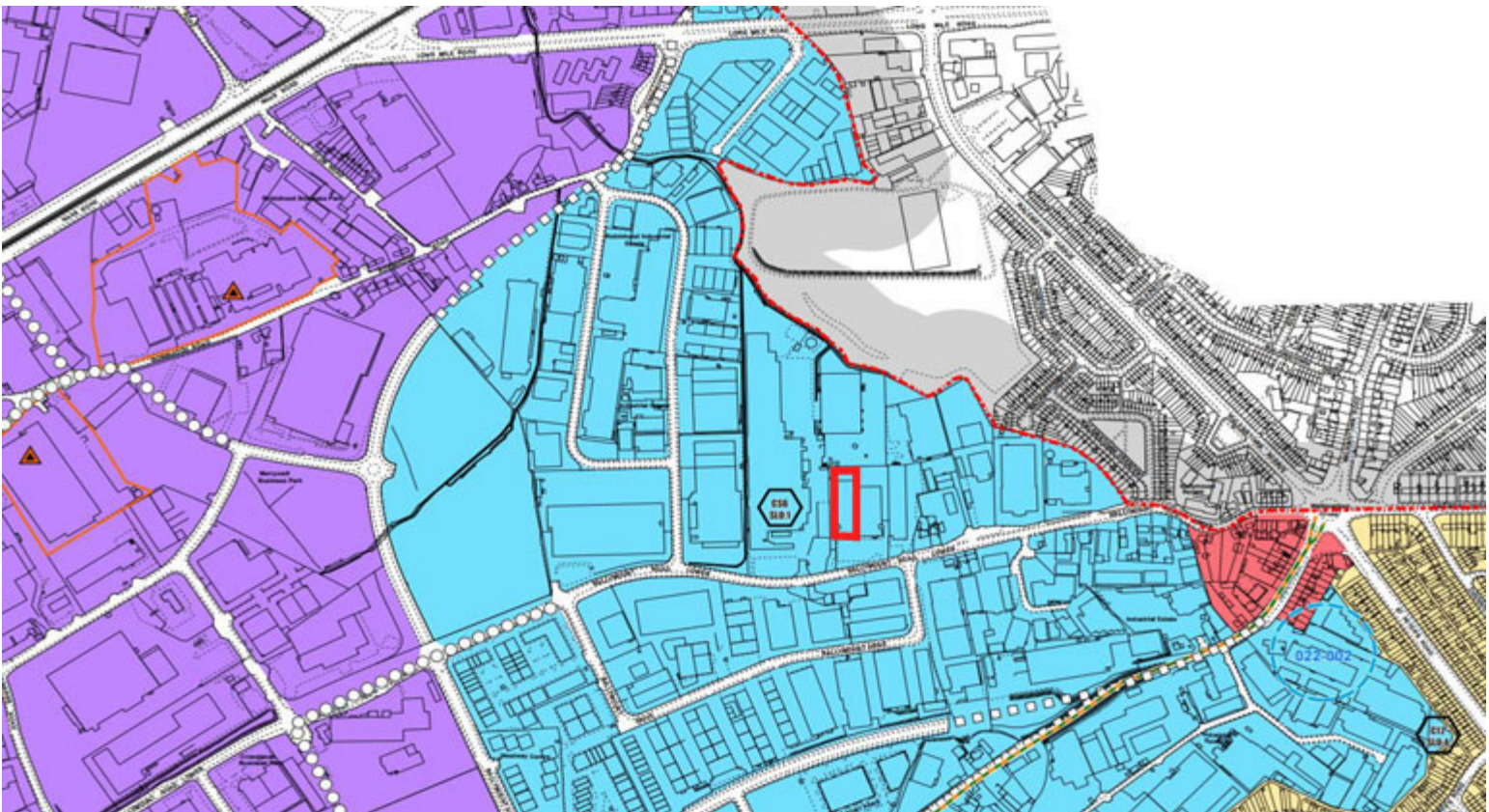


To Let Warehouse/ Showrooms/ Offices with Excellent Profile and Car Parking

Unit 2 Lower Ballymount Road, Walkinstown, Dublin 12



Joint Sole Agents

Services

All mains services are available including 3 phase power

Terms

To Let under flexible lease terms

Building Energy Rating

BER: D1
BER No: 800167330
EPI: 339 KWh/m2/yr



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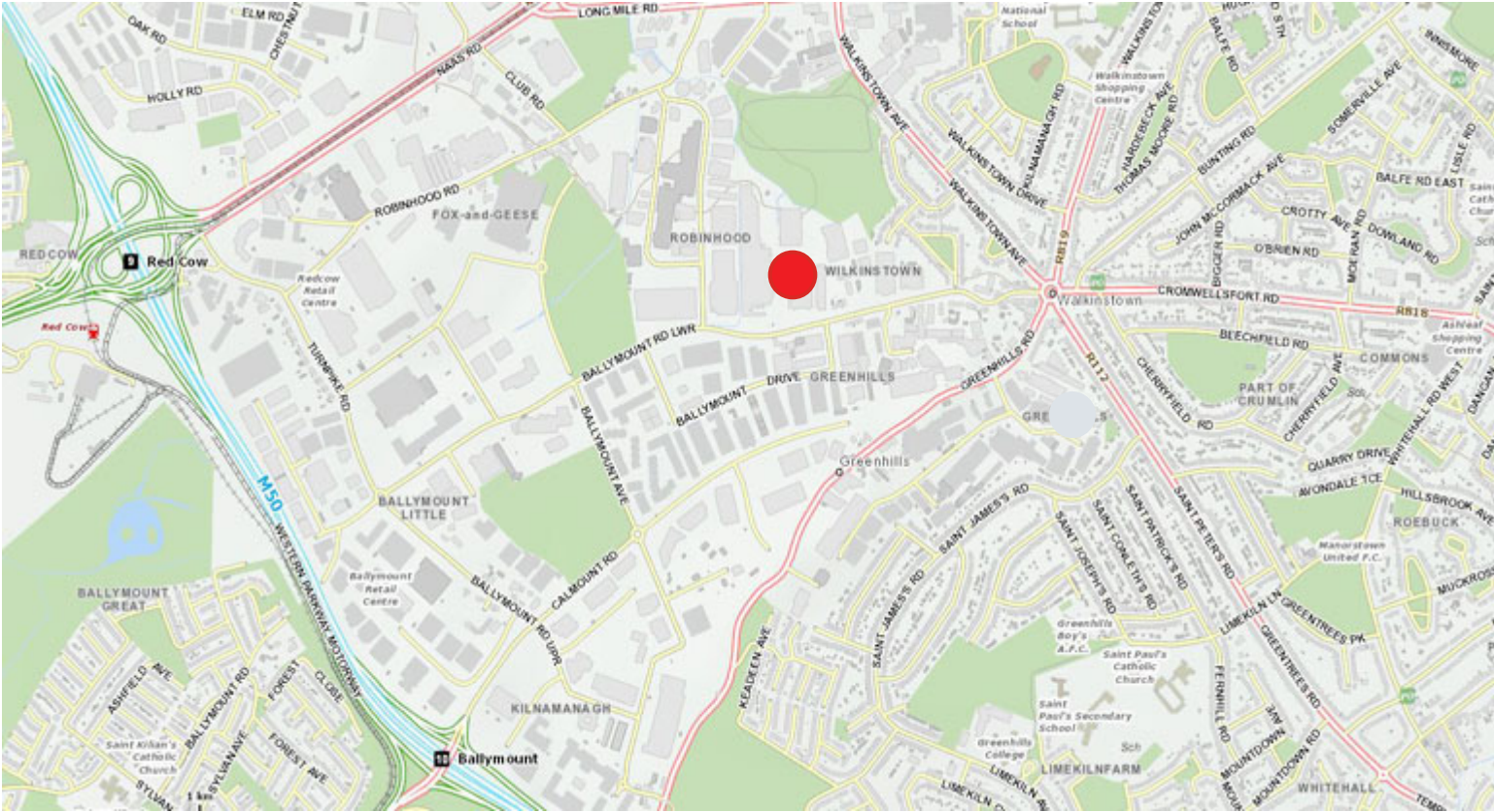


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- 26,576 Sq Ft fronting Ballymount Road Lower
- High profile industrial unit in an established sought after business location
- Two storey office and showroom accommodation with generous car parking
- Convenient access to the Walkinstown Roundabout, Naas Road and M50 Motorway
- Warehouse eaves height approximately 5.8 metres
- Rear loading access via two electrically operated loading doors





Location

- Profile position fronting Lower Ballymount Road within 400m of the Walkinstown Roundabout, 7.1km from the City Centre and 2.2km from both the Red Cow/ M50 Interchange (Junction 9) and the Ballymount/ M50 Interchange (Junction 10)
- The estate is accessed via the Walkinstown Roundabout and the M50 Ballymount or Red Cow Interchange
- Junction 9 and 10 are each approx. 2km from the property
- M50 Motorway provides swift access to all the main arterial routes serving Dublin and the rest of the country
- Nearby occupiers include Smurfit Kappa and Murdocks Builders Providers

Description

- Semi detached warehouse, office and showroom facility of concrete frame construction
- Twin span industrial accommodation of concrete frame construction with a twin skin insulated cement fibre roof
- Incorporating approx. 10% perspex roof lights and concrete block walls to full height
- Loading access is provided by 2 automated steel roller shutter doors
- 5.8m internal eaves height with a 6.5m ridge height
- Attractive corporate reception leading to a large open plan office floor with a range of cellular offices, meeting rooms, a large canteen and boardroom
- Secure yard to rear is of concrete finish shared with the adjoining occupier
- Office specification includes quality offices, lighting, glazed partitioning, data cabling throughout, double glazed pvc windows, air conditioning and central heating

Accommodation

	SQ FT
Industrial Space	15,467
Ground Floor Showroom/ Office	8,591
First Floor	2,518
Total	26,576
<i>Mezzanine</i>	<i>1,829</i>

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

Land Use Zoning

The lands are situated in an area zoned Objective “Regen” - “To facilitate enterprise and/or residential led regeneration”.

The area is also subject to a Local Area Plan CS6 SLO: 1. The intention is to prepare a Ballymount Local Area Plan for lands zoned REGEN, EE, and LC, stretching southwest from Walkinstown Roundabout along the Greenhills Road (including those areas adjacent to Greenhills Estate) to the M50, north from there to the Red Cow, east from there along the Naas Road to the city boundary, and along the boundary back to Walkinstown Roundabout.

The subject Local Area Plan to be concluded by the end of 2018; and the lands north of this between the M50, the Grand Canal and city boundary currently zoned EE to be considered for inclusion in this plan. The Naas Road Framework Plan (2010) is to be taken into consideration during the preparation of the Local Area Plan.

Uses Permitted in Principal include enterprise centre, industry light, office based industry, enterprise and residential.