

INDUSTRIAL &  
LOGISTICS

FOR SALE  
BY PRIVATE TREATY

INVESTMENT  
OPPORTUNITY

## UNITS E2, E3, E4, BLOCK E, CALMOUNT BUSINESS PARK

CALMOUNT PARK, CALMOUNT AVENUE, DUBLIN 12, D12 WT21



Boundary line is indicative and is  
for information purposes only

THREE TERRACED LIGHT-INDUSTRIAL UNITS TOTALLING  
APPROX. 1,291 SQ. M. (13,896 SQ. FT)

savills



- Three terraced light-industrial units totalling approx. 1,291 sq. m. (13,896 sq. ft.).
- Multi-tenanted, comprising of 5 tenants, currently producing an annual income of €111,000, exclusive.
- Mix of office space and light industrial with 6.55m clear internal height and access through two roller-shutter doors (total).
- Superbly located approx. 1km from junction 10 on the M50.

### LOCATION

Block E Calmount Business Park is situated 1km from Junction 10 (Ballymount Interchange) on the M50 Motorway, which provides rapid motorway access to Dublin Port, Dublin Airport and all of the main arterial routes from Dublin. The secure and well managed park, comprises of six blocks of office and light industrial units and is situated approx. 8km southwest of Dublin City Centre, with various bus routes and the LUAS red line serving the area.

### DESCRIPTION:

Three terraced light-industrial units located in Block E, Calmount Business Park.

#### WAREHOUSE:

- Concrete frame construction
- Painted concrete floors with full height concrete block walls
- A mix of high bay sodium and strip tube lighting
- Total of 2 no. automated ground level roller shutter doors
- Clear internal height from approx. 6.5 meters
- Twin skin metal deck roof

#### OFFICES:

- Painted and plastered walls
- Suspended ceilings with fluorescent strip lighting
- Gas radiator heating
- Mixture of carpeted, tiled and laminated wooden floors
- Double glazed windows
- Wall mounted sockets
- Toilets

### SCHEDULE OF ACCOMMODATION

Approx. gross external floor areas

E2 Accommodation	Sq. m.
Warehouse Section	206.84
GF Office	75.4
FF Offices	148.05
<b>Total</b>	<b>430.29</b>

E3 Accommodation	Sq. m.
Warehouse Section	136.08
GF Office	146.16
FF Offices	148.05
<b>Total</b>	<b>430.29</b>

E4 Accommodation	Sq. m.
Warehouse Section	206.84
GF Office	75.4
FF Offices	148.05
<b>Total</b>	<b>430.29</b>

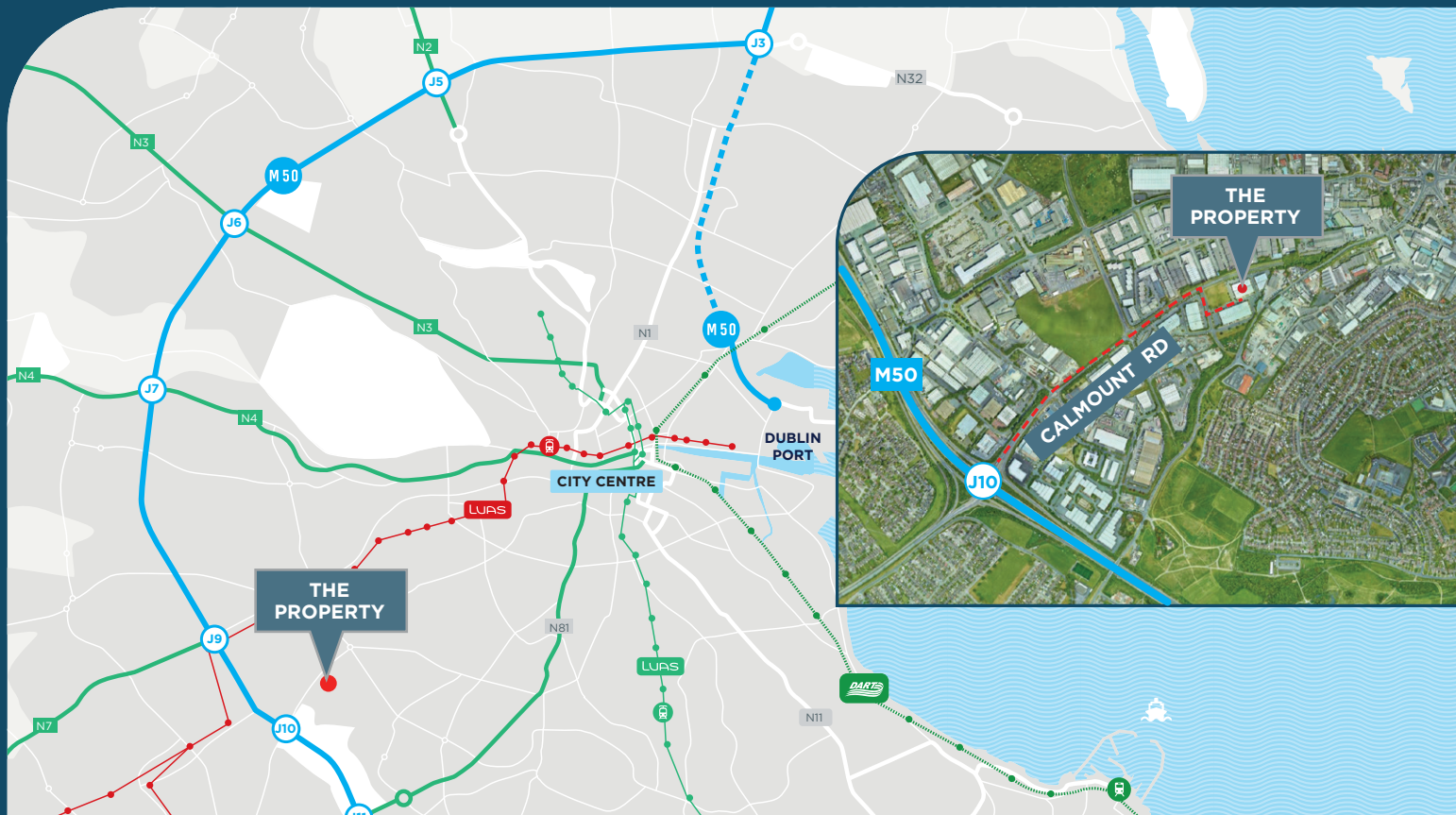
Total	1,291
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Intending purchasers must satisfy themselves as to the accuracy of the measurements and information provided above.



**THREE TERRACED UNITS  
TOTALLING APPROX.  
1,291 SQ. M. (13,896 SQ. FT.).**





## INSPECTIONS:

All inspections are strictly by appointment through the sole selling agent, Savills.

## RATES

On Application

## BER



## PRICE

On Application

## For further information or to arrange a viewing please contact:

### JARLATH LYNN

Director

T: +353 1 618 1355

jarlath.lynn@savills.ie

### BILLY FLYNN

Graduate Surveyor

T: +353 1 663 4337

billy.flynn@savills.ie



## SAVILLS IRELAND

33 Molesworth Street

Dublin 2

PSRA Licence: 002233

savills.ie

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