

To Let / May Sell

## Unit F Baldonnell Business Park Baldonnell, Dublin D22 E973

Quality Office/ Light Industrial Facility



- **Approximately 10,956 Sq Ft (Offices: 6,408 sq ft, Warehouse: 4,548 sq ft)**
- Quality fitted two storey office accommodation and light industrial space
- Secure adjoining yard and car parking
- One grade level roller shutter door
- Established business location host to Saab, DAF, CTI Global and MJ Flood amongst others
- Warehouse clear height of 7.55 metres
- 31 car spaces





Open Plan Offices



Cellular Office

### Location

- Baldonnell Business Park is located on the northern side of the Naas Road, immediately south of Baldonnell Aerodrome, northwest of Citywest Business Campus and east of Greenogue Business Park
- Excellent access to the Business Park is available directly from the Naas Road or via the Kingswood Interchange/R136
- The park is situated 1.3km from the Naas Road (N7) the main arterial route linking the key provincial cities of Cork, Limerick and Waterford. This N7 route also offers direct access to Dublin City Centre
- The M50 Motorway is located approximately 6.5km east of Baldonnell and provides access to all main arterial routes around Dublin

### Description

- Modern semi-detached light industrial unit in a managed Business Park environment
- High office content finished to a modern specification
- Steel portal frame construction with concrete block walls and external cladding
- Metal deck roof with perspex roof lights
- Clear internal warehouse height of 7.55metres
- One electronic roller shutter door to side of building
- Secure self-contained yard space of 0.1 acre
- Two storey office accommodation in a combination of both cellular and open plan layouts
- Office accommodation includes suspended ceilings, painted walls and carpet floors
- 31 car parking spaces directly in front and to the side of unit
- Heating is provided by means of gas fired radiators





Warehouse Area

### Accommodation

The approximate gross external floor area of the warehouse and the approximate gross internal floor area of the offices are as follows:

	SQ FT
Warehouse	4,548
2 Storey Offices	6,408
Total	10,956

Secure Yard: 0.1 Acres

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

### Building Energy Rating

BER: C3

BER No: 800526154

EPI: 365.89 KWh/m2/yr

### Services

- All mains services are available including 3 phase power

### Terms

- To Let under a new long term lease
- A sale with vacant possession may be considered

### Rent

- On application

### Viewing

- Strictly by appointment with the Sole Agent





Sean Ryan McCaffrey  
01 6731600  
sean.ryanmccaffrey@eu.jll.com

Woody O'Neill  
01 6731600  
woody.oneill@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.