

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



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