

For Sale by Auction July 16, 2020

Unit D1 Ballymount Drive
Ballymount Industrial Estate Dublin 12
(533m²/5,737ft²)

vincent
FINNEGAN
commercial



This property is offered for sale by unconditional auction in partnership with The Leinster Property Auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. The buyer will be granted 28 days from the date of exchange to complete the purchase. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

DESCRIPTION

Modern end of terrace industrial/warehouse unit with offices on a large site. The property contains full height warehousing area accessed by a roller shutter door. To the front is two storey office accommodation. To the rear there is also a mezzanine providing additional office space which could be removed to provide a larger full height warehouse area. Staff toilets and kitchen are provided. The building is constructed with concrete block and steel portal frame with solid flooring under a pitched corrugated roof incorporating translucent panels. The unit sits on a generous high profile site with designated parking and the potential to extend the parking or possibly the building stpp.

- 3-phase power
- Single roller shutter door to front
- Eaves height 5.3m

LOCATION

Located in the established industrial warehouse area of Ballymount. Quick access to the M50 at the Ballymount or N7 interchanges in turn gives access to all main arterial routes.

SITE

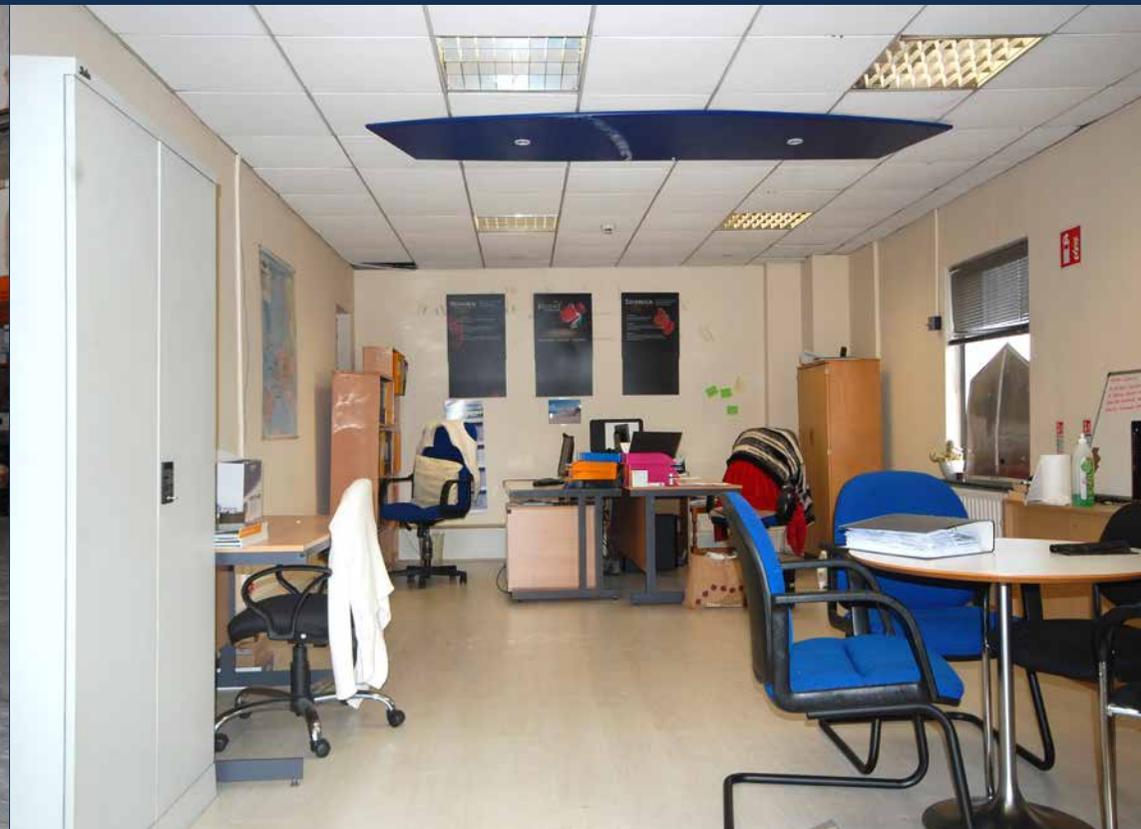
0.15 hectares contained in folio DN60413F

PRICE

Bids over €455,000

BER

TBD



ACCOMODATION

The entire property extends to:

	SQ M (GEA)	SQ FT
GROUND FLOOR	533	5,737
TWO STOREY OFFICES	184	1,980
TEMPORARY MEZZANINE	217	2,336

(All measurements are indicative, as such all parties should satisfy themselves as to the accuracy of the measurements provided)

RATES

€7,800 per annum (2020)

VAT

We are informed there is no vat on the purchase price

FURTHER INFORMATION/ VIEWINGS

Strictly by appointment through the agents

SOLICITORS

Gore and Grimes

Cavendish House, Stable Lane, Smithfield, Dublin 7

JOINT AGENT

Leinster Property Auctions

T: 087 270 9273

leinsterpropertyauction.ie

NEGOTIATOR

Daragh O'Rourke

T: 01 687 5040

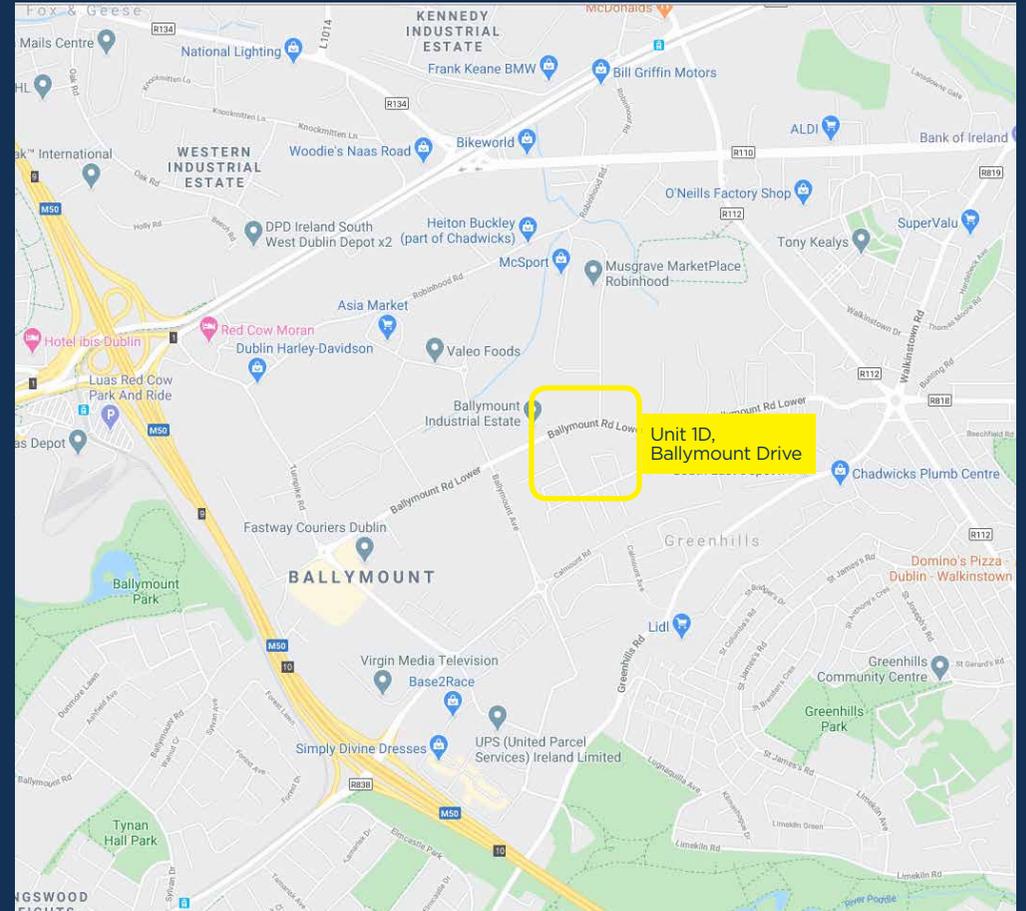
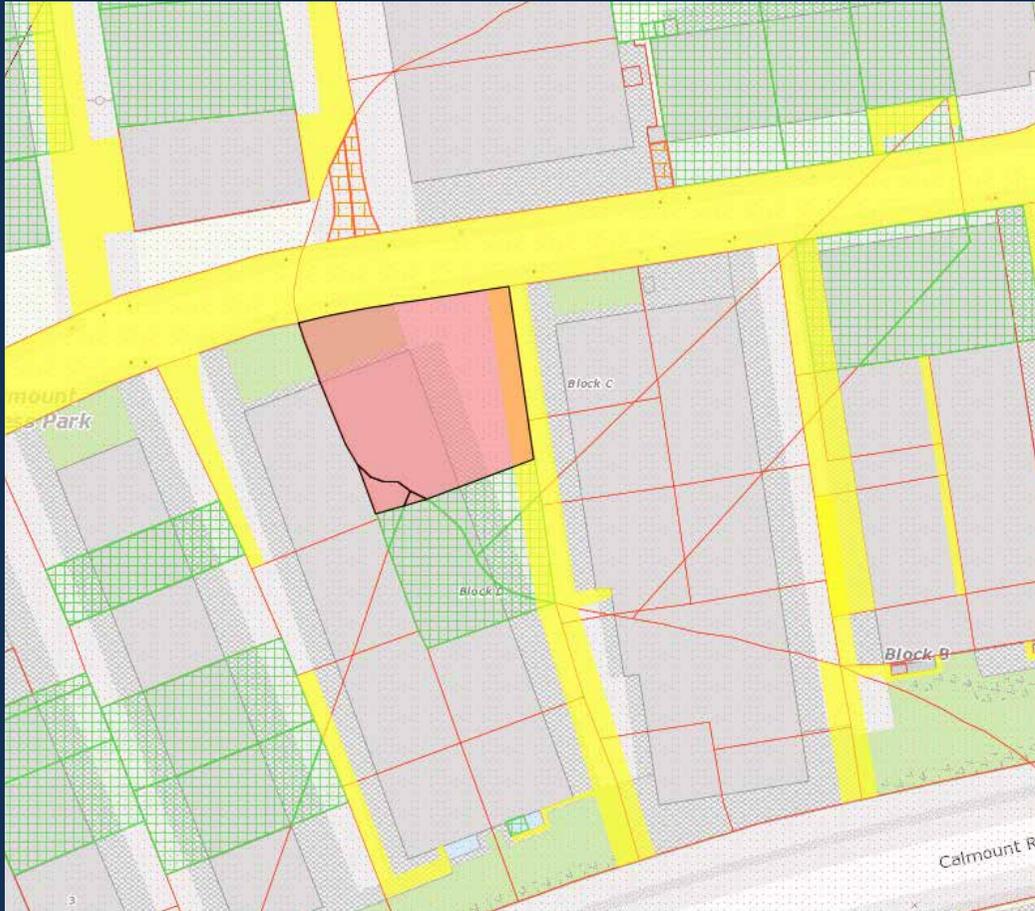
E: daragh.orourke@finnegan.ie



GROUND FLOOR



FIRST FLOOR



Vincent FINNEGAN

commercial

1st Floor Joe Daly House Dundrum Road, Dundrum, Dublin 14.
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