

Unit 18 Baldoyle Industrial Estate

Grange Parade | Baldoyle | Dublin 13 **BER E1**

To Let



savills

Superb Detached Warehouse and Office Facility Extending To

1,644 sq. m.
(17,696 sq. ft)

Description



Superb detached warehouse and office facility extending to 1,644 sq. m (17,696 sq. ft) with a clear internal height of approx. 6.4 metres



Benefits from 3 no. ground level roller shutter doors



Convenient access to the M50 (Junction 3)



Schedule of Accommodation

(Approx. Gross External Area)

The property is subdivided into 2 sections which are available to let in one lot.

Accommodation	Sq. M.	Sq. Ft.
Unit 18		
Offices	178	1,916
Warehouse	978	10,527
Total	1,156	12,443
Unit 18a		
Warehouse	143	1,539
Offices	345	3,714
Total	488	5,253
Overall Total	1,644	17,696

On a site of approx. 0.32 hectares (0.79 acres) as scaled from the OSI map.

Intending occupiers must satisfy themselves as to the accuracy of the measurements and information provided above.

Location

Baldoye Industrial Estate is located approx. 10km northeast of Dublin City Centre and is accessed off Grange Road (R809). Baldoye Industrial Estate is approx. 6km from the M50 / M1 motorway (Junction 3) and enjoys easy access to Dublin Airport and the Dublin Port Tunnel. The estate is serviced by a comprehensive public transport system including a Quality Bus Corridor. Howth Junction and Clongriffin DART stations are within minutes of the estate.

Warehouse

- Concrete frame construction
- Full height concrete block walls
- Insulated metal deck roof incorporating translucent panels
- Clear internal height of approx. 6.4 metres
- Sealed concrete floor
- 3 ground level roller shutter doors
- High bay sodium lighting

Offices

- Painted and plastered walls
- Suspended ceilings with fluorescent lighting
- Electric storage heating
- Carpeted floors
- Double glazed aluminium windows
- Fully fitted toilets & canteens

GRANGE ROAD

SUBJECT PROPERTY



Connectivity

Location	Drive Time (m)	Distance
Dublin Airport	15	8.9 km
M1/M50	11	5.7 km
Dublin Port	18	13 km

Inspections

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

BER



No. 800520652
Energy Performance indicator: 521.24 kWh/m2/yr

Rent

On Application.

Services

We understand all mains services including 3 phase power are provided and connected to the property.

Rates

The rateable valuation of the property is €100,000. The rates payable for 2025 are €17,960.

Contacts

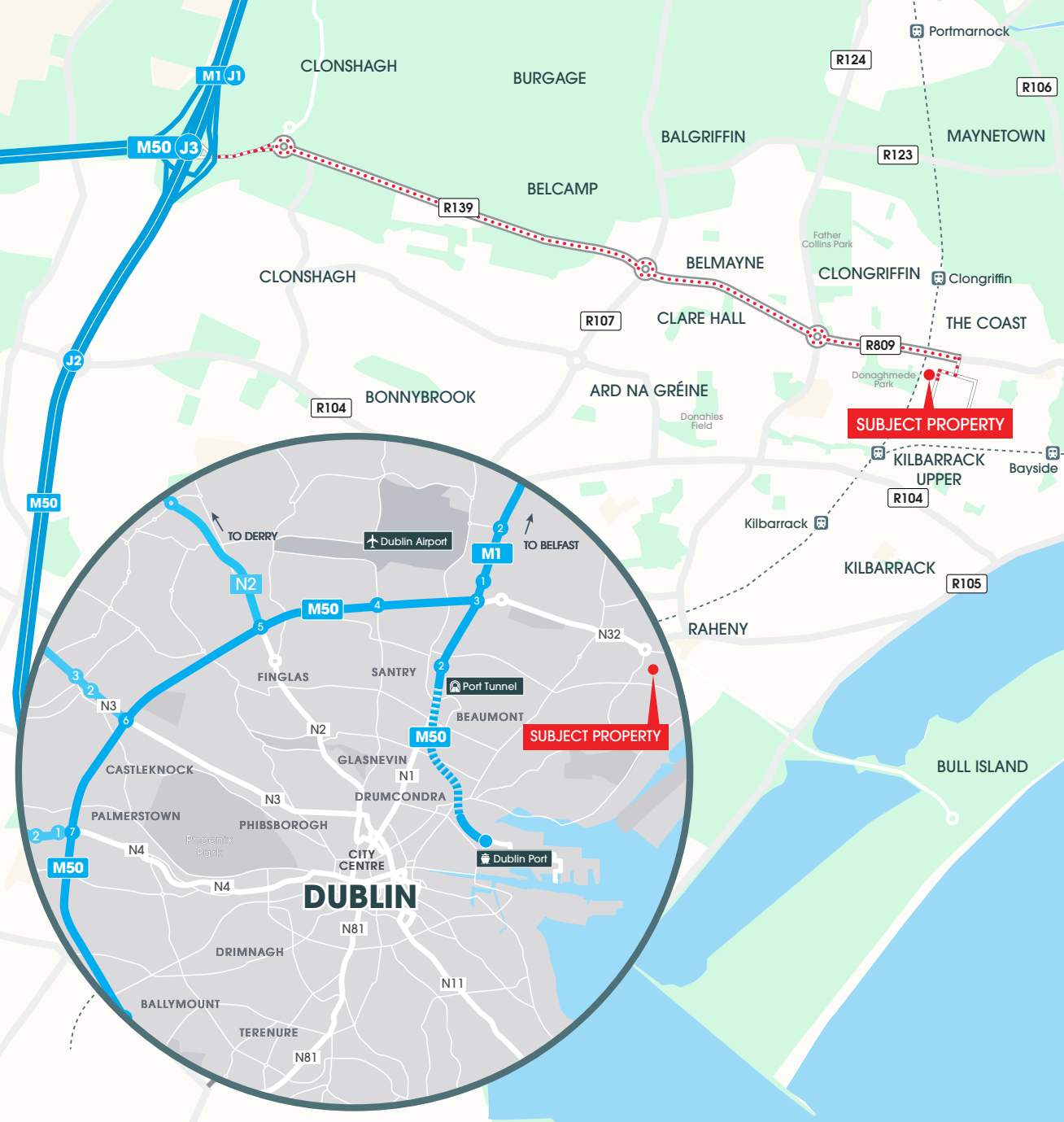
For further information or to arrange a viewing please contact:

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