

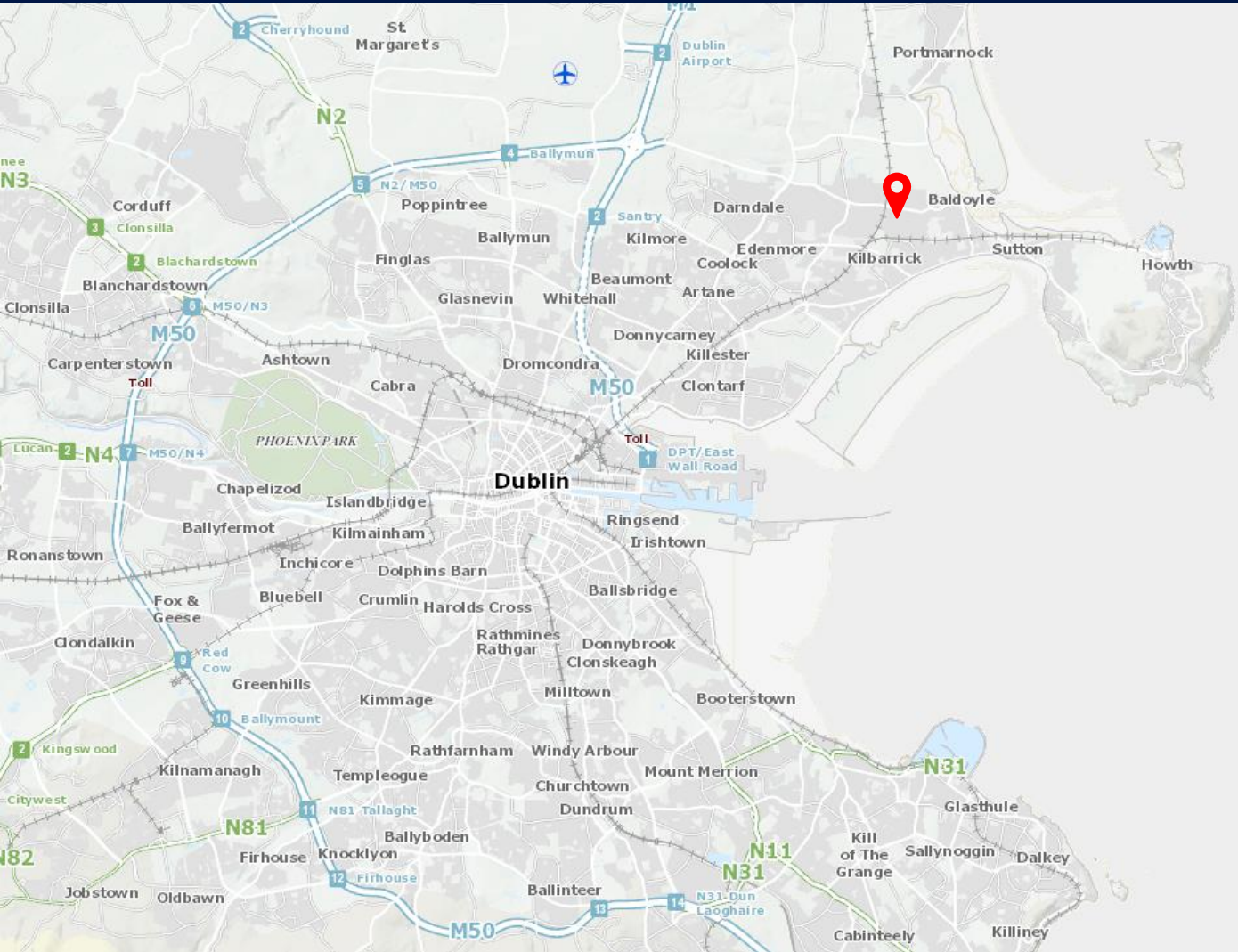


## Block C, Unit 70

Baldoyle Industrial Estate, Baldoyle, Dublin 13

TO LET – Industrial Facility Baldoyle





LOCATION MAP – For indicative purposes only

## LOCATION

The property is located in Grange Close in Baldoyle Industrial Estate. Baldoyle Industrial Estate is located approx. 10 kms northeast of Dublin City Centre. The property is within easy access of the M50 / M1 motorway junction, Dublin Airport and the 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.

## DESCRIPTION

Unit 70 extends to approx. 693sq.m (7,459 sq. ft.). The eaves height is approx. 5.5 metres and high bay sodium lighting is provided. Access to the property is via two ground level roller shutter doors. The office accommodation is over two levels and features raised access floors and CAT 6 cabling.

OVERVIEW



Approx. 6.5km from M50 / M1 motorway junction



Dart station within 2km



Cat 6 cabling and CCTV



Approx. 9.5km from Dublin Airport



Approx. 7,459 sq. ft. of warehouse space



Ample parking

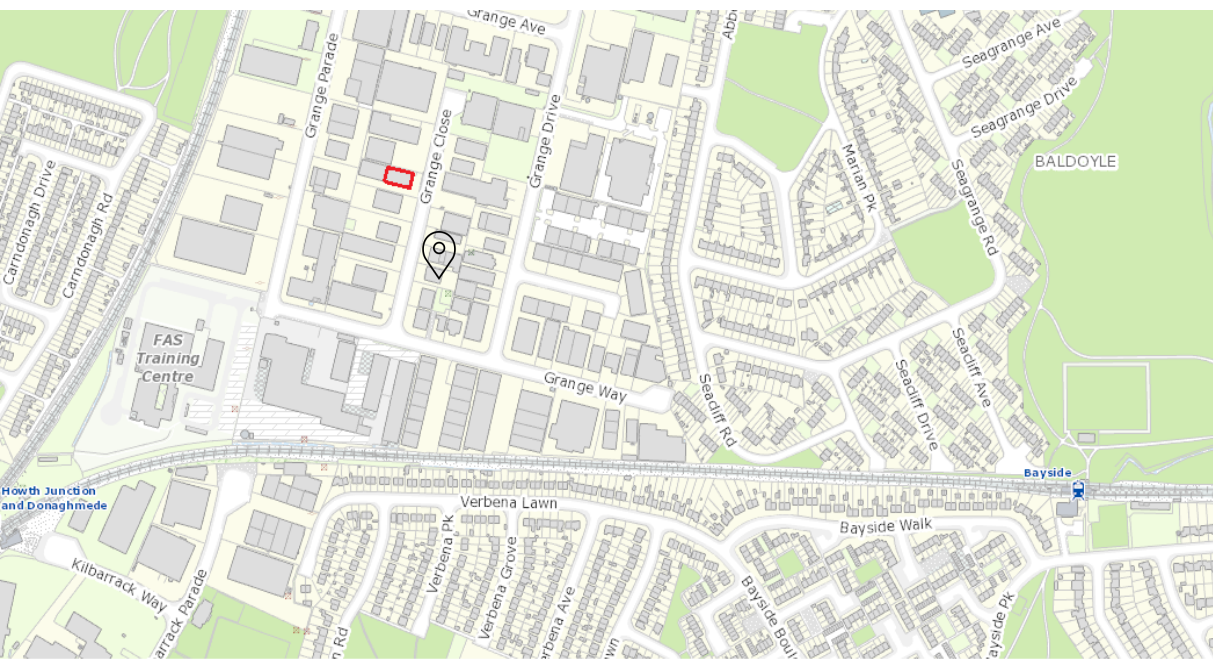


Approx. 8.5km from Dublin Port Tunnel



Clear internal height of approx. 5.5m





## BER RATING

BER Rating: E2

BER No. 800685257

Energy Performance Indicator: 652.23 kWh/m<sup>2</sup>/yr 2.33

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