



BALLYFERMOT ROAD | DUBLIN 10 | D10 HW98

CHERRY ORCHARD INDUSTRIAL ESTATE

FOR SALE | DETACHED WAREHOUSE FACILITY EXTENDING TO **APPROX. 55,287 SQ. FT.**



M50

Coldcut Road

UNIT 25

Ballyfermot Road

UNIT 25

KEY HIGHLIGHTS



High-profile warehouse space extending to approx. 55,287 sq. ft. including approx. 5,594 sq. ft. of offices.



Steel frame construction with a clear internal height of approx. 5m.



Benefits from 2 no. automated dock levellers and 3 no. automated roller shutter doors at ground level.



Convenient access to the M50 motorway (Junction 7).

LOCATION

Cherry Orchard Industrial Estate is a well-established location 10km West of Dublin City centre and accessed off Ballyfermot Road. The park benefits from convenient access to the M50 motorway via Junction 7 which provides access to Dublin Airport, Dublin Port and all arterial routes to and from Dublin.



DESCRIPTION

WAREHOUSE

- Metal frame construction
- Concrete block walls up to a height of 2.7m
- Clear internal height of approx. 5m
- Concrete floors
- Fluorescent strip tube lighting
- 2 no. automated dock levellers
- 3 no. automated roller shutter doors

OFFICES

Office finishes include:

- Suspended ceilings
- Mix of carpet, tiled & laminate flooring
- Cellularised office space
- Fully fitted canteen area
- Fully fitted toilet facilities

UNIT 25

SCHEDULE OF ACCOMMODATION

Accommodation	Sq. M	Sq. Ft.
Warehouse	4,537	48,831
Offices	520	5,594
Plant & Services	80	862
Total	5,137	55,287

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

UNIT 25

DRIVE TIMES

	Distance	Time
M50 Motorway (Junction 7)	2km	10mins
Dublin Port Tunnel	15km	25mins
Dublin Airport	17km	20mins

INSPECTIONS

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

RATES

The rateable valuation of the property is €131,254.90.

The rates payable for 2025 are €37,013.88.

BER

BER D2

PRICE

On application.



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