



# Unit G8 Calmount Park Ballymount Dublin 12, D12 NH01

- Turn-key suburban office opportunity with benefit of vacant possession
- 3 storey building extending to c. 838.9m<sup>2</sup> (9,029 sq. ft.) GIA
- 21 designated car parking spaces
- Ground floor can accommodate alternative uses, currently laboratory/workshop



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**FOR  
SALE**



## LOCATION

Calmount Park is strategically positioned at the junction of Calmount Road and Ballymount Avenue approximately 600 metres from the Junction 10 M50, facilitating immediate access to the main arterial routes serving the country, Dublin Airport and Dublin Port.

The development comprises a mixture of business, warehouse and office accommodation over six blocks comprising approximately 80 units.

The subject property is situated within Block G comprising 15 units, completed in approximately 2002.

## DESCRIPTION

The property comprises a three storey, end of terrace business unit, currently laid out primarily as offices.

The building is of precast portal frame construction with concrete block infill walls, external brick façade and feature Aluspan Module, curtain wall, glazing system.

Internally the property presents in turn-key condition comprising plastered and painted walls, suspended ceilings incorporating recessed LED lighting throughout.

Heating is by way of a central gas system and air conditioning.

The current configuration provides offices on the first and second floor. The ground floor is currently set out as laboratory and workshop space.

The second floor also accommodates a substantial canteen and wet room.

## ACCOMMODATION

The approximate gross internal floor area is:

Entire:  $m^2$   
838.9 (9,029 sq. ft.)

4 wc, 4 whb

21 designated car spaces are provided

*All intending tenants are specifically advised to verify the floor areas and undertake their own due diligence.*

## COMMERCIAL RATES

2023 - €16,394.40

## SERVICE CHARGE

2022/23 - €6,969.52 excl. VAT

## TITLE

Long Leasehold

## VAT

The transaction will incur VAT

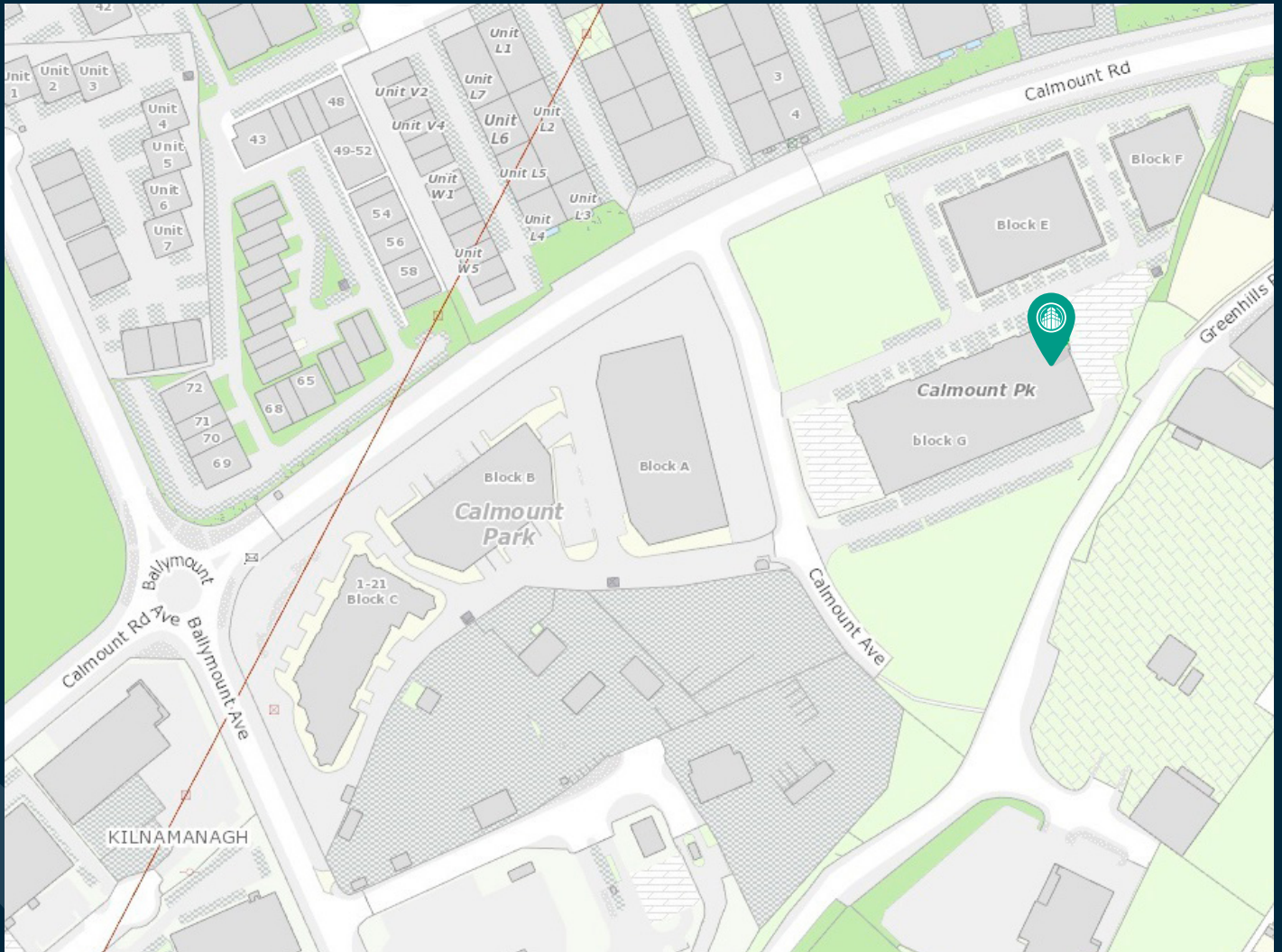
## BER RATING



BER No. 800672446

EPI: 450.34 kWh/m<sup>2</sup>/yr

# LOCATION MAP



## Selling Agent



**QUINN  
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### Quinn Agnew

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