

INDUSTRIAL

# SUPERB HI-BAY LOGISTICS FACILITY

BALLYMOUNT AVENUE, BALLYMOUNT,  
DUBLIN 12

TO LET



BER C2

- Superb detached hi-bay logistics facility of approx. 13,484 sq.m.
- Excellent loading provisions via 21 docks and 5 ground level roller shutter doors
- Almost instant access to J10 (Ballymount) on the M50

savills





## LOCATION

The subject property is located on the southern side of Ballymount Avenue and backs on to the northern side of the Greenhills Road close to its junction with Ballymount Avenue. The property is within 2.5 kms of J9 (Naas Road) on the M50 and within just 1km of J10 (Ballymount) on the M50. Both junctions provide rapid motorway access to Dublin Airport, the Dublin Port Tunnel and all of the main arterial routes leading to and from Dublin.

The property is located in the heart of Dublin's prime industrial hub and has extensive frontage of 300m onto Ballymount Avenue and extensive frontage onto Greenhills Road. Neighbouring occupiers include TV3, Fashion City, Honda Distributors, U Store It amongst others.

## DESCRIPTION

The subject property comprises a detached hi-bay logistics facility situated on a self-contained site. The property has the benefit of four access points including one with a security hut.

### Warehouse

- Metal frame construction
- Insulated metal deck roof incorporating translucent panels
- Clear internal height approx. 9 metres
- 21 docks & 5 ground level roller shutter doors
- Sealed concrete floors
- Gas & oil fired warm air blowers
- High bay sodium lighting

### Offices

- Mixture of open plan and partitioned offices
- Suspended ceilings with recessed fluorescent strip lighting
- Mixture of painted and plastered / painted concrete block walls
- Carpeted / lino covered floors
- Perimeter trunking / wall mounted sockets
- Double glazed aluminium doors and windows
- Reception
- Canteen
- Recreational area





Boundary line is indicative and is for information purposes only

## ACCOMMODATION

Approx. gross external floor areas

Accommodation	Sq. M.
Warehouse	10,951
Main Offices	2,193
3 storey offices within warehouse	340
<b>Total</b>	<b>13,484</b>
Mezzanines	2,356

The overall site area is approx. 2.96 ha (7.33 acres) as scaled from the OSI map. The site's boundaries comprise a mixture of palisade fencing and post & wire fencing.

### Services

All mains services are provided and connected to the site. The property has the benefit of a 425 KVA back-up generator.



### Rates

The rateable valuation is €1,206,000. The rates payable for 2017 are €195,372.

### Rent

On application

### BER Certificate

BER Rating: C2

BER No. 800193823

Energy Performance Indicator: 292.84 kgCO<sub>2</sub>/m<sup>2</sup>/yr 1.17





## CONTACTS & FURTHER INFORMATION

For further information please contact:

### GAVIN BUTLER

+353 (0) 1 618 1340  
gavin.butler@savills.ie  
Licence No.: 002233-002934

### STEPHEN MELLON

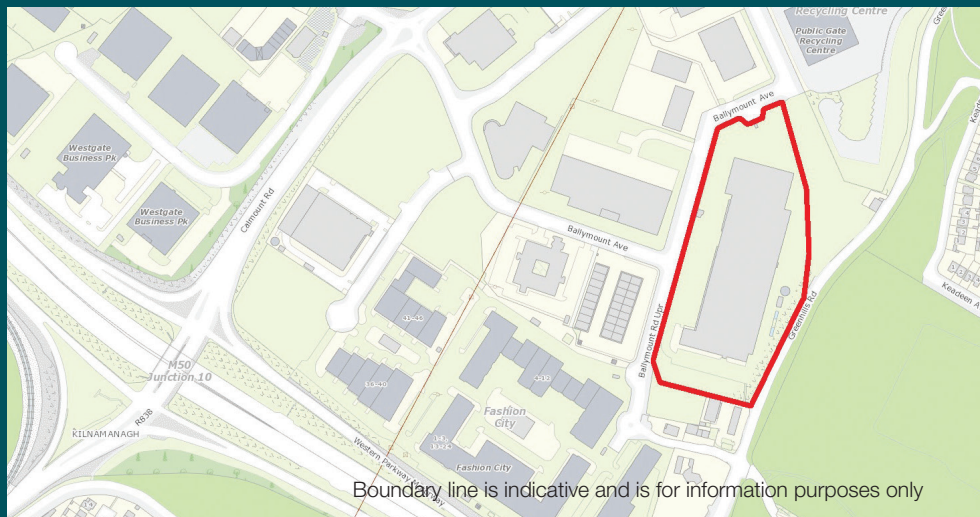
+353 (0) 1 618 1366  
stephen.mellon@savills.ie  
Licence No.: 002233-006202

### BEN MCARDLE

+353 (0) 1 618 1371  
ben.mcardle@savills.ie  
Licence No.: 002233-007511

### ELAINE GORDON

+353 (0) 1 618 1313  
elaine.gordon@savills.ie  
Licence No.: 002233-005472



**savills**

SAVILLS  
33 Molesworth Street,  
Dublin 2  
+353 1 618 1300  
www.savills.ie

Savills Ireland and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/Lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction. This brochure is issued by Savills Ireland on the understanding that any negotiations relating to the property are conducted through it. All maps produced by permission of the Ordnance Survey Ireland Licence No AU 001799 © Government of Ireland.