

Unit 114 Grange Way, Baldoyle Industrial Estate, Dublin 13

Lisney

COMMERCIAL REAL ESTATE

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ABOUT THE PROPERTY

Semi-detached industrial unit on a secure site.

Subject to an extensive recent refurbishment.

Forecourt parking / loading yard.

Twin skin insulated metal deck roof.

Eaves height of 5 m.

Loading access via 1 no. level access loading door, measuring 2.5 m. wide x 3.46 m. high.

3 phase power.

New LED light fittings throughout.

New fire alarm system fitted.

Perimeter walls have been painted.

New kitchenette has been fitted.

Popular, long established trading location.

Please note we have not tested any apparatus, fixtures, fittings or services. Intending tenants must undertake their own investigation into the working order of these items.

ACCOMMODATION

Measurement Application	Gross External (sqm)	Gross External (sqft)
Industrial	651	7,007
Total	651	7,007

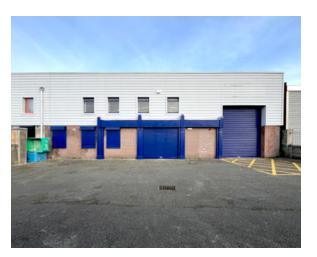
*Intending tenants are specifically advised to verify all information, including floor areas. See DISCLAIMER

LEASE AND ANNUAL RENT

On application.

RATES

€8,387 per annum



DRIVE TIMES

M50 / M1 Motorway Interchange (Jct. 3)	6 mins
M50 Motorway (Jct. 2)	7 mins
Dublin International Airport	11 mins
Dublin Port Tunnel	9 mins
Dublin City Centre	18 mins

(Source: Google Maps without traffic)

BER INFORMATION



BER No. 800798605 EPI: 13 kWh/m2/yr

LOCATION MAP



For further information

COMMERCIAL REAL ESTATE

Strictly by appointment with joint letting agent Lisney and Harvey.

James Kearney

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HARVEY 6/7, Greenmount House Greenmount Office Park, Harold's Cross Rd, Harold's Cross, Dublin 6W, Co. Dublin



Popular, long established

trading location.

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, midecipiton, nor or all form, given by the vendor's agent, are for illustration purposes only and are not to be taken by the vendor's agent, are for illustration purposes only and are not to be taken by the vendor's agent, are for illustration purposes only and are not to be taken by the vendor's agent, are for illustration purposes only and are not to be taken by the vendor's agent, are for illustration purposes only and are not to be taken by the vendor's agent, are for illustration purposes only and are not to be taken by the vendor's agent, are for illustration purposes only and are not to be taken by the vendor or of any description, invibute by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, invibute taken the vendor or against the vendor or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA Licney No. 001248. Harvey PSRA Licney No. 00227

