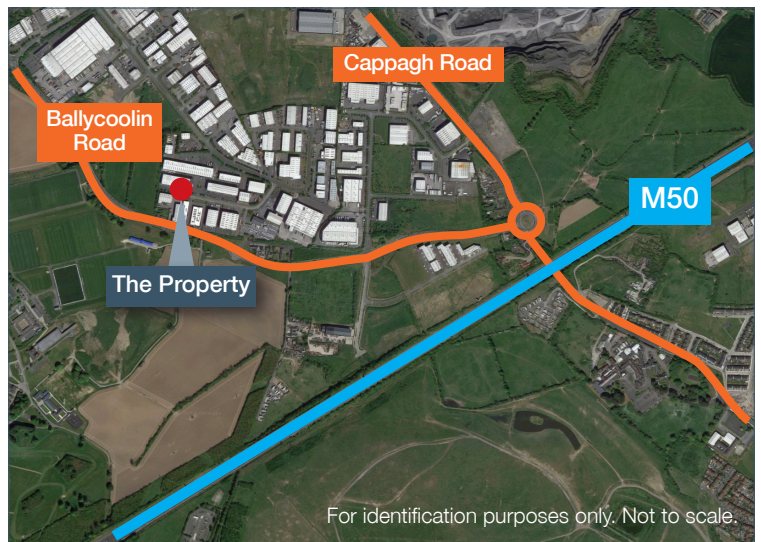


## To Let

Units 5, 6 & 6A Keypoint Business Park,  
Rosemount Business Park, Ballycoolin Road, Dublin 11



- Hi-bay warehouse totalling approx. 1,099 sq m with a clear internal height of approx. 10.5 m
- Approx. 13 km from Dublin City Centre and approx. 5 km from Junctions 5 & 6 on the M50



## Location

- Keypoint Business Park is situated in Rosemount Business Park, just off the Ballycoolin Road, approx. 13 km from Dublin City Centre and approx. 5 km from Junctions 5 & 6 on the M50. The M50 provides rapid motorway access to all of the main arterial routes leading to Dublin, to Dublin Airport and the Dublin Port Tunnel.
- Other occupiers in the area include Softcom (Ireland) Limited, Thermal Insulation Distributors and the Irish Pub Design Company.

## Description

### Warehouses

- Three interconnecting mid-terraced industrial units
- Metal frame construction
- Metal deck roof incorporating translucent panels
- Concrete block walls to the rear to a height of approx. 5 metres with cladding over, with block walls to approx. 2 metres with cladding over to the western elevation and full height block walls to the eastern elevation
- Sealed concrete floors
- Clear internal height approx. 10.5 metres
- Four ground level roller shutter doors – two to the front & two to the rear
- High bay sodium lighting
- Toilet & shower room

### Offices

- Partitioned offices over three floors
- Painted and plastered walls & ceilings
- Electric storage heating
- Carpeted / wooden / tiled flooring
- Perimeter trunking
- Double glazed aluminium framed windows
- Reception area
- Toilets

## Accommodation

Approx. gross external floor areas

### Unit 5

| Accommodation | Sq. m. (approx.) |
|---------------|------------------|
| Offices       | 233              |
| Warehouse     | 339              |
| <b>Total</b>  | <b>572</b>       |
| Mezzanine     | 481              |

### Unit 6

| Accommodation | Sq. m. (approx.) |
|---------------|------------------|
| Offices       | 43               |
| Warehouse     | 264              |
| <b>Total</b>  | <b>307</b>       |

### Unit 6A

| Accommodation        | Sq. m. (approx.) |
|----------------------|------------------|
| Warehouse            | 220              |
| <b>Total</b>         | <b>220</b>       |
| Mezzanine            | 191              |
| <b>Overall total</b> | <b>1,099</b>     |

Intending tenants must satisfy themselves as to the accuracy of the measurements provided above.

## Services

We understand that all mains services are provided and connected to the property.

## Rates

The rateable valuation of the entire is €115,800. The rates payable for 2018 are €17,022.60.

## Service Charge

The 2018 service charge budget for the entire is €5,021.81

## Inspections

All inspections are strictly by appointment through Savills.

## Rent

On application.

## BER

BER Rating: Units 5 & 6 - D1 / Unit 6A - C2  
 BER No.: Unit 5 – 800652067 / Unit 6 – 800652125 / Unit 6A - 800652158  
 Energy Performance Indicators:  
 Unit 5 – 276.25 kWh/m<sup>2</sup>/yr 1.66  
 Unit 6 – 313.11 kWh/m<sup>2</sup>/yr 1.7  
 Unit 6A – 386.83 kWh/m<sup>2</sup>/yr 1.22

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