



For Sale/To Let

BER E1

Units S2 & S3 Ballymount Drive, Ballymount Industrial Estate, Ballymount, Dublin 12 H954/ HK70

- 6,483 Sq Ft
- Generous car parking front and rear
- Clear internal height approximately 5.9 m
- Easy access to the M50 and N7 via Junction 9 (Red Cow) and Junction 10 (Ballymount)
- Now zoned "REGEN" with a Local Area Plan to be concluded by end 2018



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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

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SERVICES

Capital Markets | Advisory | Office Agency | Retail Agency | Industrial Agency | Project Management | Property Management | Occupier Services | Research & Consultancy

LOCATION

- The property is located off Ballymount Drive in Ballymount Industrial Estate approximately 9.6km south west of Dublin City Centre
- The estate itself can be accessed via the Ballymount Road Lower which is only 0.8km from the Walkinstown Roundabout and approximately 1.8km from the M50 Ballymount Interchange (Junction 10)
- The proximity to the M50 makes for easy and rapid access to all arterial routes including the N7

DESCRIPTION

- The property comprises interconnecting terraced warehouse facilities with two storey offices in Unit S3
- Single span steel portal frame construction with concrete block infill walls to roof level
- Reinforced concrete floor throughout
- 10% perspex roof lighting
- Two grade level roller shutter doors - one to each elevation
- Two storey office accommodation provided to the front elevation of Unit S3
- Clear internal height of 5.9 m

ACCOMMODATION

The approximate gross external floor area of the properties are as follows:

UNIT S2	SQ FT
Warehouse	2,341
UNIT S3	SQ FT
Warehouse	2,712
2 Storey Offices	1,430
Total	6,483

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

SERVICES

- All mains services available
- High bay fluorescent lighting to the warehouse

BUILDING ENERGY RATING

- BER: E1
- BER No. 800561375
- EPI: 443.98 kWh/m²/yr

TERMS

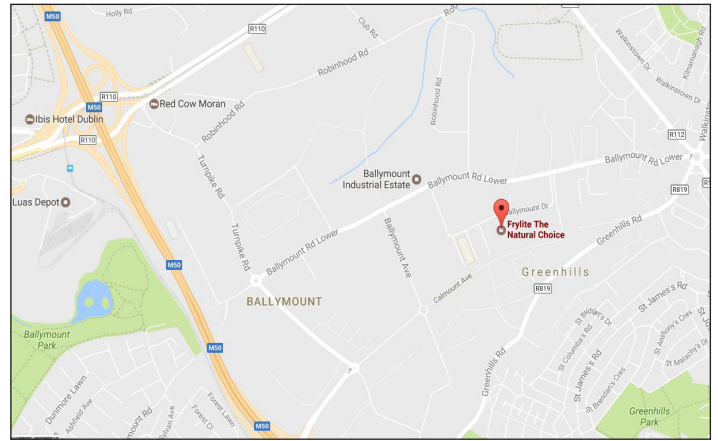
Available For Sale or under the terms of a new long or short term lease

PRICE/ RENT

On application

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