

TO LET

BLUEBELL INDUSTRIAL ESTATE, DUBLIN 12

3 WAREHOUSES IN WELL SECURE COMPOUND WITH 24HR ACCESS



- Superb secure warehouses located on Bluebell Avenue, just off Kylemore Road.
- Adjacent to Naas Road, it is also close to the M50 Junction 9 (Redcow) and within close proximity to the City Centre.
- 3 Separate Units 7,3000 sq. ft., 9325 sq. ft. and 14,600 sq.ft
 - Short Term Lets from 6 months considered.

Norths
PROPERTY
SINCE 1829



Warehouse B

- This Seven bay steel frame structure with concrete block walls to eaves and single sheeted roof. c. 7,300 sq.ft (c.678 sq. m) with side roller shutter
- Min eaves height of c. 5.8m and max of c.7.8m.
- €5.50 per sq ft INCLUSIVE of Rates, Building Insurance and Electricity, or €40,150.00 PA (€4.50 per sq.ft Effective Rent)

Warehouse A

- This Seven bay steel frame structure with concrete block walls to eaves and single sheeted roof. c. 7,300 sq.ft (c.678 sq. m) with side roller shutter
- Min eaves height of c. 5.8m and max of c.7.8m
- €5.50 per sq ft INCLUSIVE of Rates, Building Insurance and Electricity, or €40,150.00 PA (€4.50 per sq.ft Effective Rent)



Warehouse A and B currently have a concrete wall dividing the two buildings, with an opening for passage.
Warehouse A and B can be Let as one or separately as required.



Warehouse C

- This is a steel frame warehouse with corrugated roof and concrete block walls c. 9,325 sq.ft(c.867 sq.m)
- Min eaves height of c.5.5m, and max of c.7.7m
- €5.50 per sq ft INCLUSIVE of Rates, Building Insurance and Electricity, or €40,150.00 PA (€4.50 per sq.ft Effective Rent)

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VIEWING: Strictly by
appointment



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