

INDUSTRIAL

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TO LET

Units T&U Ballymount Road Lower, Ballymount, Dublin 12



Boundary is indicative & for illustrative purposes only

Two detached warehouse units with offices totalling approx. 1,997 sq. m. on a large site of approx. 0.86 ha.

- Approx. 7 km from Dublin City Centre and approx. 1.5 km from the M50 / Ballymount Junction (Junction 10)

BER C2 D1



For identification purposes only. Not to scale.



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Location

- The property is located approx. 7 km from Dublin City Centre and approx. 1.5 km from the M50 / Ballymount Junction (Junction 10) which provides rapid motorway access to all of the main arterial routes leading to Dublin, to Dublin Airport and the Dublin Port Tunnel.
- Occupiers in the locality include Kevin Dempsey Distributors, Homestore & More's corporate office, Soundworks Limited and FG Wilson Engineering.

Description

Unit T

Warehouse

- High profile detached industrial unit
- Metal frame construction
- Insulated metal deck roof incorporating translucent panels
- Concrete block walls to a height of approx. 2.5 metres with insulated cladding over
- Painted concrete floor
- Clear internal height approx. 5.8 metres
- Two automated ground level roller shutter doors
- High bay sodium lighting

Offices

- Partitioned offices with painted and plastered walls
- Suspended ceilings with fluorescent strip lighting
- Part carpeted / part lino covered floors
- Perimeter trunking
- Single glazed aluminium windows
- Reception area
- Toilets
- Canteen

Unit U

Warehouse

- High profile detached industrial unit
- Metal frame construction
- Insulated asbestos roof incorporating translucent panels
- Concrete block walls to a height of approx. 3 metres with insulated cladding over
- Concrete floor
- Clear internal height approx. 5.6 metres
- One ground level roller shutter door
- Fluorescent strip lighting

Offices

- Partitioned offices with painted and plastered walls and ceilings
- Fluorescent strip lighting
- Part carpeted / part lino flooring
- Wall mounted sockets
- Single glazed aluminium windows incorporating external security shutters

Accommodation

Approx. gross external floor areas

Unit T

Accommodation	Sq. m.
Offices	279
Warehouse	1,353
Total	1,632

Unit U

Accommodation	Sq. m.
Office / Store Area	166
Warehouse	199
Total	365

The overall site area is approx. 0.86 hectares (2.12 acres) providing excellent loading, circulation, parking and external storage solutions.

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 properties, with 3 phase power provided and connected to Unit T.

Rates

The rateable valuation of the property is €272,000. The rates payable for 2017 are €44,064.

Inspections

All inspections are strictly by appointment through Savills.

Rent

On application

BER

BER Rating: C2 / D1

BER No.: 800576399 / 800580318

Energy Performance Indicator:

263.8 kWh/m²/yr 1.31 / 478.17 kWh/m²/yr 1.7

Further Information
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