# TO LET

# UNIT F3 BALDONNELL BUSINESS PARK, CLONLARA ROAD, NAAS ROAD, DUBLIN 22, D22 TW77



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mcnallyhandy.ie



- Prime light industrial location
- > Spacious warehouse and office accommodation c.254SQM (c.2,734.06 sq. ft)
- ➤ Benefits from a mezzanine extending to c. 131 SQM (c. 1,410 sq. ft)
- > Loading access to front of unit
- 5 designated car parking spaces

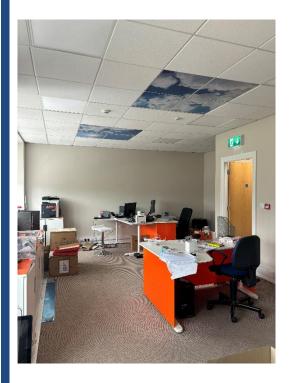
# UNIT F3 BALDONNELL BUSINESS PARK CLONLARA ROAD, NAAS ROAD, DUBLIN 22

# Description

Unit F3 is a self-contained mid-terrace light industrial building with two storeys of office accommodation, mezzanine floor and the use of 5 designated car parking spaces.

The warehouse is fitted with reinforced concrete floor, double skinned insulated metal deck roof with 10% translucent panels. There is front loading to the warehouse via an electric roller shutter door (W 3m x H 4.5m) and a clear eaves height of c.6.7m. (3.30m under Mezz / 2.75m above Mezz)

F3 is fitted with a tea station, toilet at ground floor and an intruder alarm. Offices are fitted with electric storage heating, suspended ceiling and LED lighting.



# Location

Baldonnell Business Park is located just off the Naas Road (N7) the main artery linking Dublin to Cork, Limerick and Waterford. The property is within close proximity to the M50 c.7km from junction 9/Red Cow providing ease access to Dublin Airport and the Port Tunnel and is c.15km from Dublin City Centre.

## Viewing

By appointment only through sole letting agents McNally Handy & Partners.

# **BER Details**

BER: D2

BER Number: 800682114

Energy Performance Indicator: 496Kwh/m²/yr

Accommodation	SQM	SQFT
Warehouse	168	1,808.35
Offices & staff facilities	86	925.70
<b>Total Without Mezzanine</b>	254	2,734.05
Mezzanine	(131)	(1,410)
<b>Total With Mezzanine</b>	385	4,144.05

#### **Features**

Own door light industrial with offices Convenient location Electric roller shutter door 5 parking spaces Three Phase Power

# **Service Charge 2024**

c. €1,491 Vat incl.

# **Rates 2024**

c. €3,977.16

## **Building Insurance 2024**

c. €813.44

# **Quoting Rent**

€35,000 per annum

# Contact

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**PSRA Licence Number:** 002226-010102



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