

TO LET

**McNally
Handy**

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

3 Pembroke Street Lower,
Dublin 2, Ireland.

Eircode: D02 FH24

reception@mcnallyhandy.ie

t. +353 1 661 2003

f. +353 1 661 1887

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.

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies, no apparatus, fixtures, fittings or services have been tested. In the usual manner all intending purchasers should satisfy themselves regarding floor areas. They are issued on the understanding that all negotiations will be conducted through this firm. PSRA No.002226

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
Total Without Mezzanine	254	2,734.05
Mezzanine	(131)	(1,410)
Total With Mezzanine	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

Marcel Stanisz 01-6640221

Marcel@mcnallyhandy.ie

PSRA Licence Number: 002226-010102

