



## Unit S6 Ballymount Industrial Estate, Ballymount Drive, Dublin 12

- End of Terrace Industrial Unit
- c. 323 sq. m. / 3,477 sq. ft. + 5 Car Spaces
- Vacant Possession
- Excellent Transport Links



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**FOR  
SALE**

## LOCATION:

The property is ideally located within Ballymount Industrial Estate, a cluster of modern business units strategically positioned off Ballymount Drive, accessed via Ballymount Road Lower.

The estate is located c. 8 km south west from Dublin City Centre and c. 1 km from the M50 motorway, which provides direct access to the main arterial routes serving the country. The immediate environs are also served by numerous Dublin Bus Routes.

The estate comprises a divergent range of business and light industrial type users. Various staff welfare amenities are located in close proximity.

## DESCRIPTION:

The property comprises an end of terrace business unit of concrete portal frame construction, and asbestos roof.

The current configuration provides designated warehouse area, accessed via a grade roller shutter door, with feature offices, meeting rooms and staff areas, accessed via a separate pedestrian door.

The offices and staff areas comprise plastered and painted walls and ceiling incorporating spot lighting and floor coverings.

Heating is by way of electric storage

## FEATURES:

- Vacant Possession
- End of Terrace Unit
- Grade Roller Shutter Door
- Feature Office & Meeting Room
- Staff Welfare Facilities
- Canteen & Reception
- 5 Car Parking Spaces

**TITLE: Freehold / Long Leasehold**

**RATES 2024: c. €3,574 per annum**

**BER F** No. 800968976  
EPI: 401.09 kWh/m<sup>2</sup>/yr

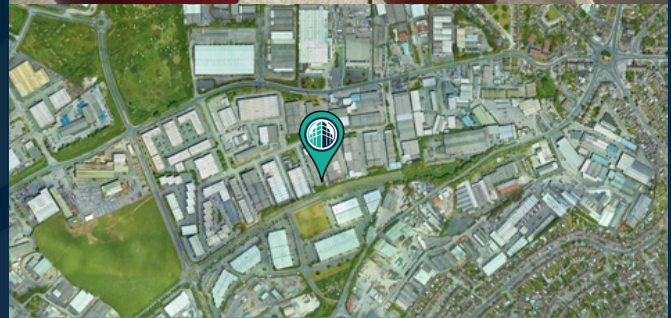
## ACCOMMODATION

*The approximate Gross External Floor area is:*

GEA	sq. m.	sq. ft.
Warehouse	289	3,110
Grd. Floor Offices	34	367
<b>Total</b>	<b>323</b>	<b>3,477</b>
Mezzanine Offices	78	840

**5 Car Parking Spaces are Demised to the Property**

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



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