



To Let

Unit 5 Ballymount Business Park, Ballymount Drive, Dublin 12

- 1,167 M² (12,562 sq ft)
- High profile industrial unit in an established business location
- Two storey office accommodation with generous car parking
- Convenient access to the Walkinstown Roundabout, Naas Road and M50 Motorway
- Eaves height approximately 6.5 metres
- Loading access via 2 electrically operated loading doors



**JONES LANG
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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

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SERVICES

Capital Markets | Advisory | Office Agency | Retail Agency | Industrial Agency | Project Management |
Property Management | Occupier Services | Research & Consultancy

LOCATION

- The property is located on Ballymount Drive off Lower Ballymount Road.
- The estate is accessed via the Walkinstown Roundabout and the M50 Ballymount Interchange.
- Junction 9 & 10 are each approximately 2km from the property.
- The proximity to the M50 allows for quick access to all arterial routes including the N7 Naas Road.

DESCRIPTION

- Modern mid terrace industrial facility including 2 storey office accommodation with excellent profile fronting directly onto Ballymount Road Lower.
- Single span warehouse of precast concrete frame construction with double skin insulated metal deck roof and perspex roof lighting.
- Warehouse eaves height approximately 6.5 metres.
- Loading access via 2 electrically operated roller shutter doors.
- Two storey office accommodation incorporating plastered and painted walls, suspended ceilings, carpets, electric storage heaters, strip tube lighting and CAT 5 cabling.

ACCOMMODATION

The approximate gross external floor areas are as follows:

	SQ.M	SQ.FT
Warehouse	891	9,591
Two Storey Offices	276	2,971
Total	1,167	12,562

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

SERVICES

We understand that all main services are available including 3 phase power supply and gas fired central heating in warehouse.

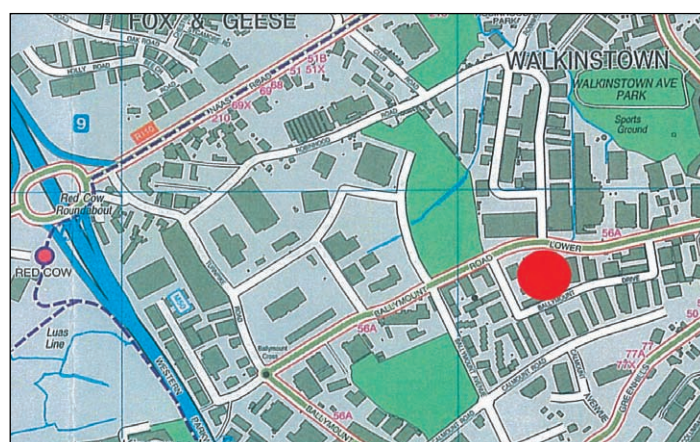
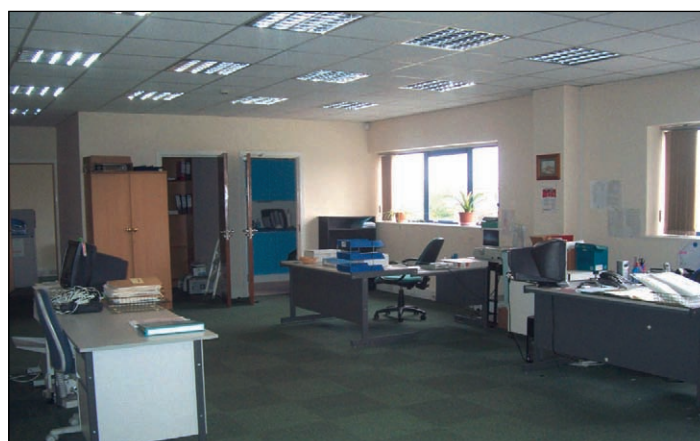
TERMS

The property is held under the terms of a 20 year lease from 1st September 2000. The current passing rent is €117,550 per annum.

Available To Let by sub lease or assignment.

VIEWING

Strictly by prior appointment.



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