

Unit 2 Jamestown Industrial Estate, Inchicore, Dublin 8, D08 X36W

FOR SALE / TO LET

BER C3



1,241 Sq. m.



LUAS Stop
550 Metres Away



3 Phase
Power

Strategically Located, Industrial / Warehouse and Office
Unit of 1,241 Sq. m. Convenient to the City Centre,
the M50 Motorway and in Close Proximity to LUAS



LOCATION HIGHLIGHTS

- Jamestown Industrial Estate Estate is conveniently located 8.1 km southwest of Dublin City Centre with vehicular access via Kylemore Way, off Kylemore Road.
- LUAS Blackhorse Stop is a mere 7 minute walk from the property.
- A host of amenities are available for staff in Inchicore, which is also well serviced by Dublin Bus.
- Local labour pool.
- M50 Motorway Junction 7 – 4.5 km.
- M50 Motorway Junction 9 – 4.3 km.
- N7 (Naas Road) – 1.7 km.
- Dublin Port – 10.6 km.
- Dublin International Airport – 20.9 km.

PROPERTY FEATURES

Industrial / Warehouse Space

- Clear span, steel frame construction.
- Block walls to full height throughout.
- Reinforced concrete floor.
- Twin skin insulated metal deck roof.
- Clear internal height – 4.7 m.
- Clear internal height at ridge – 8.5 m.
- Fluorescent strip lighting.
- Three phase power supply.
- Automated, full height grade loading door – 4.2 m . wide x 3.6 m. high.
- Steel, 2 storey compartment, formerly used as a vault (optional).
- Lift provision for future installation of a mezzanine floor (optional).



PROPERTY FEATURES CONTINUED

Offices & Staff Facilities

- Two storey accommodation is situated to the front of the unit.
- Finishes generally include plastered & painted walls, suspended ceilings, fluorescent lighting, electric heating, perimeter trunking and floor coverings.
- External security shutters to ground floor windows and personnel access door.
- Canteen facilities provided.

General

- Centre of terrace unit close to the estate entrance.
- Car parking to the front.
- Please note we have not tested any apparatus, fixtures, fittings, or services. Intending purchasers / tenants must undertake their own investigation into the working order of these items.

ACCOMMODATION (Sq. m.)

Measurement Application - Gross External

Industrial / Warehouse	871
Two Storey Offices & Staff Facilities	370
TOTAL	1,241

Intending purchasers / tenants are specifically advised to verify all information, including floor areas. See DISCLAIMER.

TERMS

On application.

BER

Ber: C3

BER No. 800653701

Energy Performance Indicator: 263 kWh/m²/yr



DRIVE TIMES	MINS
M50 Motorway Junction 7	13
M50 Motorway Junction 9	14
N7 (Naas Road)	5
Dublin City Centre	23
Dublin International Airport	25

(Source: Google Maps without traffic)

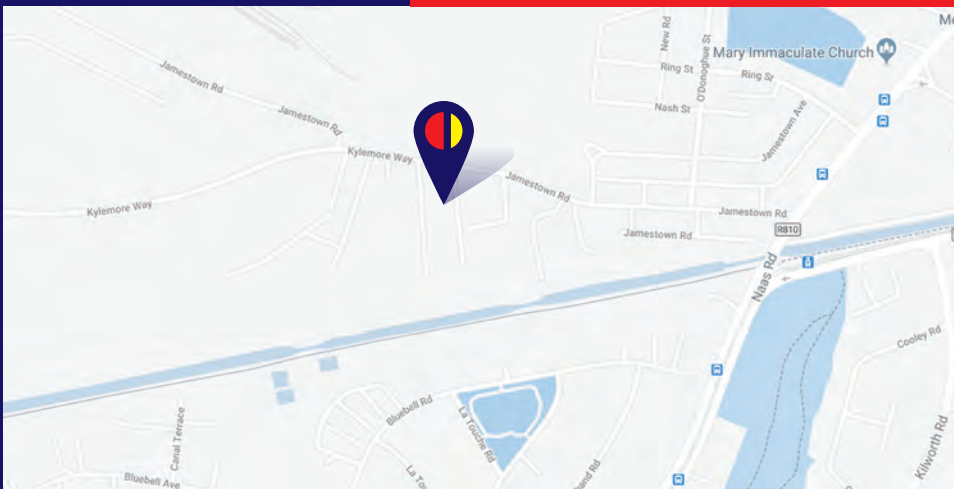
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DISCLAIMER

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