

To Let

Unit 5 Kylemore Park North Ballyfermot, Dublin 10



Industrial / Storage Space & Offices Just Off the Kylemore Road

- 1,252 sq. m.
- Clear Span Space
- Full Height Loading Door to Front
- Fully Fitted Offices & Staff Facilities
- **BER C2**

Unit 5 Kylemore Park North

Ballyfermot, Dublin 10

LOCATION

- The property is located on the northern side of Kylemore Park North, just off Kylemore Road. 1.1 km from the Naas Road (N7).
- Kylemore LUAS stop on the Red Line is 1.2 km from the subject property.
- The M50 Motorway (Junction 9) is 3.3 km away offering ease of access to all national arterial routes, Dublin Airport and the Port Tunnel.
- The area lies 7 km southwest of Dublin city centre.

DESCRIPTION

- Industrial / storage space of clear span steel portal frame construction with block walls to a height of 3 m. with profile steel cladding to remainder of elevations.
- The roof is of single skin corrugated sheeting on steel purlins with fibre lining to the underside.
- Reinforced concrete floor.
- Heating and lighting are provided to the industrial / storage area.
- Loading access is provided to the front via a full height roller shutter door.
- Eaves height is 4.9 m. and rises far higher in the centre.
- Offices & staff facilities are fully fitted to an excellent standard. Finishes include floor coverings, power & data wiring, suspended ceilings incorporating recessed light fittings and air conditioning.
- A quality security system is installed.

ACCOMMODATION

Measurement Application - Gross External

	Sq. M.
Industrial / Storage Space	918
2 Storey Offices & Staff Facilities	334
TOTAL	1,252

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

BER DETAILS

BER: C2

BER No.: 800251209

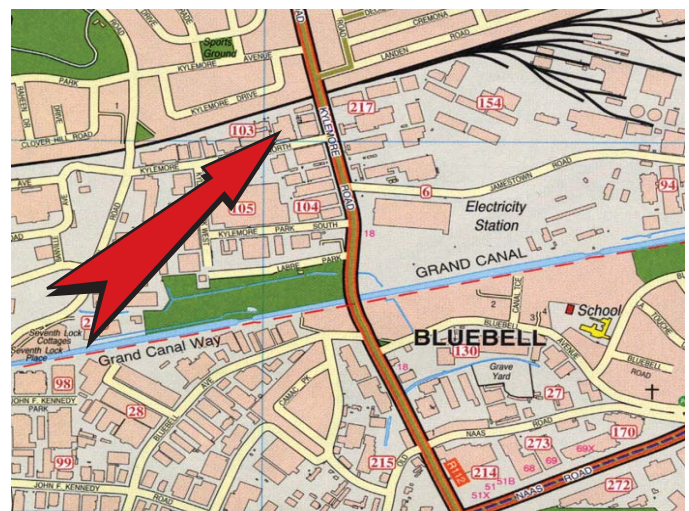
Energy Performance Indicator: 293 kWh/m²/yr

LEASE & ANNUAL RENT

On application.



LOCATION MAP



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