

For Sale

by Private Treaty



Industrial Opportunity

S1 Ballymount Industrial Estate, Ballymount Drive, Dublin 12.



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392 s qm (4,219sqft)

- The subject property consists of an end of terrace industrial warehouse with a two storey office element.
- The property is of concrete block construction under a metal deck roof with steel frame mezzanines installed.
- The property benefits from parking spaces to the front and the rear and it fronts on to the main estate road.
- The property benefits from good accessibility to the M50 via Ballymount Road giving access to all arterial roads into Dublin and all national Roads.

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BER D1

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www.dtz.ie

Industrial Opportunity

S1 Ballymount Industrial Estate, Ballymount Drive, Dublin 12.

LOCATION

The property is located in Ballymount Industrial Estate, Ballymount Drive approximately 8km south west of Dublin city centre.

The area surrounding the property is an established Industrial area with several Industrial estates in close proximity, these include Bluebell, Western, Ballymount and Clondalkin Industrial estates.

The area is served by numerous bus routes which are accessible at nearby Walkinstown Cross, while the Red Luas Line stop at Kylesmore on the Naas Road is situated approximately 1.5 km to the north.

DESCRIPTION

The subject property consists of an end of terrace industrial warehouse with a two storey office element to the front. The property extends to an area of 392sq m (4,219 sq ft)

The property is of concrete frame construction with the original asbestos roof being removed and replaced with a twin skin metal deck roof.

The warehouse element is located to the rear of the property and has cement floors and halogen lighting.

A steel frame mezzanine has been installed which extends to an area of 180 sq m (1,942sq ft)

The property is accessed by a full height roller shutter door and pedestrian doors to the front and rear.

The ground floor office accommodation contains a toilet and canteen. It has plastered and painted walls, a mix of tiled and laminate floors, suspended ceilings with box fluorescent lighting, electric radiators and UPVc double glazed windows with roller shutters.

The first floor accommodation has suspended ceiling with box fluorescent lighting and carpeted floors.

The property has the benefit of car parking spaces to the front and rear of the property.

BER DETAILS

BER D1
BER No. 800419673
Energy Performance Indicator:
280.73 kWh/m²/yr 1.7

ACCOMMODATION

Description	Sq m	Sq ft
Warehouse	254	2,734
Two Storey Offices		
Ground Floor	69	743
First Floor	69	743
Total (excluding Mezzanines)	392	4,219
Steel Mezzanine	180	1,937

TITLE

Freehold

PRICE

On Application

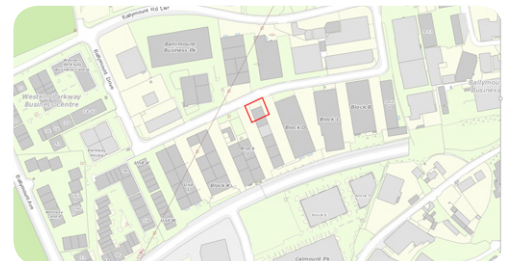
VIEWING

By appointment with DTZ Sherry Fitzgerald

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Conditions to be noted 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on as a statement or representation of fact. 2. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. 5. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. 6. Prices are quoted exclusive of VAT (unless otherwise stated) and the purchaser/lessee shall be liable for any VAT arising on the transaction. 7. DTZ Sherry Fitzgerald Registration Number: 002222.

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