

Unit M2, Ballymount Industrial Estate, Walkinstown, Dublin 12



FOR SALE

- Industrial & warehouse facility including ancillary office accommodation
- Total area 1,027 sq.m. GEA
- Well-established industrial area
- Ease of access to M50 Motorway

FOR SALE

Location

The property is located within Ballymount Industrial Estate which is an established industrial location situated just off Ballymount Road Lower, approx. 8km south west of Dublin City Centre and in proximity to the Walkinstown roundabout. Both junction 9 (Red Cow interchange) and 10 (Ballymount Exit) of the M50 Motorway are nearby and therefore provide ease of access to all main arterial routes. Ballymount Industrial Estate is in the heart of Dublin's southwest industrial belt. Adjacent business estates include Robinhood Industrial Estate, Calmount Business Park, Ballymount Trading Estate and Western Parkway Business Park.

Description

The property comprises a terraced industrial building with two storey offices to the front elevation and warehouse access to the rear. The building is of concrete portal frame construction with an asbestos roof, block walls and a reinforced concrete floor. The office benefits from suspended ceiling, perimeter trunking, recessed lighting, carpeted floors, some cassette A/C units and electric storage heating. The offices are laid out in a mixture of cellular and open plan offices. The property is alarmed.

Services

We have assumed that mains water, sewerage and electricity are available for connection. We understand that there is 280 KVA power supply to the property.

Viewing

Strictly by appointment with sole agents

BER Details

BER: G

BER No.: 800183113

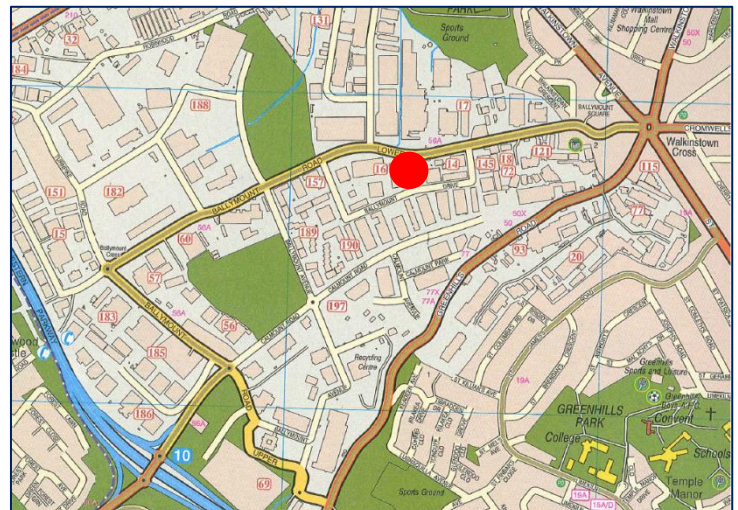
Price

Price on Application



Accommodation

Description	Approx. Sq.m.
Warehouse	785.39
Ground Floor Offices	120.82
First Floor Office	120.82
Total	1,027.04 sq.m.



Contact

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Conditions to be noted:

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