

To Let

Unit A6 Cherry Orchard Business Centre Cherry Orchard Industrial Estate, Ballyfermot, Dublin 10



Nearly New Warehouse / Office Premises with Mezzanine

- 357 sq. m. incl. 119 sq. m. Two Storey Offices / Staff Facilities
- 6.1 m Clear Internal Height
- Large Grade Level Loading Access to Front
- Additional Mezzanine Floor 91 sq. m.
- **BER D2**

Unit A6 Cherry Orchard Business Centre

Cherry Orchard Industrial Estate, Ballyfermot, Dublin 10

LOCATION

- Cherry Orchard Business Centre is a small scheme of industrial units built c. 2007 and situated within the long established Cherry Orchard Industrial Estate.
- The estate is located approximately 8 km south west of Dublin City Centre with access to the M50 motorway via the Dublin / Sligo Road (N4) just over 1 km from the estate providing rapid access to all main routes from Dublin.
- The estate fronts the Ballyfermot Road close to the junction with the Coldcut Road.
- Occupiers in the estate include Delicatessen Meat Supplies, E Cawley Furniture, Pat the Baker & Tipperary Natural Mineral Water. There is a new Lidl store at the entrance to the estate.

DESCRIPTION

- Unit A5 is a mid terrace building of concrete portal frame construction with concrete infill walls to full height on all sides and to 3m on the front wall.
- Externally the unit is finished in attractive twin skin insulated metal cladding and there is a twin skin insulated metal deck roof with approximately 10% translucent rooflights.
- The warehouse benefits from high output lighting and a steel frame mezzanine floor has been added behind the office space.
- The clear internal height of the warehouse is 6.1 m. Ladies and gents and a tea station are also provided.
- Loading access is to the front via an automated steel roller shutter door, 3.8 m wide x 5.2 m high.
- The two storey offices to the front of the building are finished to include suspended ceilings with recessed light fittings, carpet, electric storage heating, an intruder alarm and shutters on the ground floor windows.

ACCOMMODATION

Measurement Application - Gross External

	Sq. M.
Warehouse	238
2 Storey Offices & Staff Facilities	119
TOTAL	357
Non Structural Mezzanine	91

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

BER DETAILS

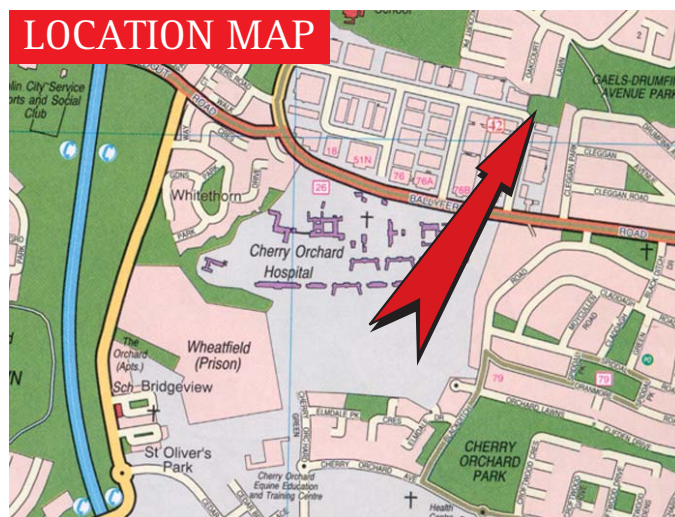
BER: D2

BER No.: 800153447

Energy Performance Indicator: 189 kWh/m²/yr

TERMS

On application.



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