



**Lambert
Smith
Hampton**

01 676 0331
www.lsh.ie

For Sale

Investment Property

**Unit 205 Northwest Business Park
Blanchardstown, Dublin 15**



- **Detached high bay warehouse facility**
- **2,482 sq m (26,716 sq ft)**
- **Short term agreement producing €78,000 per annum (tenant not affected)**
- **In a managed business park with ready access to N2, N3, M50, Dublin City Centre and Dublin Port Tunnel**

Unit 205, Northwest Business Park, Blanchardstown, Dublin 15

Location



O.S. No. AU0000607

The property is located within a cul de sac in Northwest Business Park, an established commercial location off the Ballycoolin Road.

Northwest Business Park is located approximately 10 km northwest of Dublin City Centre, 5 km from the N2 & N3 motorways and 8 km from Dublin Port Tunnel. Blanchardstown Town Centre is also in close proximity.

The immediate area is commercial in character with a number of high profile occupiers which include Master Link Logistics, Winlanton and Java Republic.

Property

The property comprises a detached high bay Industrial/warehouse unit with the benefit of two storey office accommodation to the front elevation.

The building is of single span steel frame construction with concrete block infill walls to two metres high with insulated profile cladding above and part brick facade to the front.

The entire is covered with a double skin metal deck roof incorporating translucent roof panels. Loading access is via three dock levellers and one roller shutter to the front elevation and the building has an eaves height of approximately 10m (33 ft).

The two storey office accommodation is finished to a modern specification incorporating plastered and painted walls, suspended ceilings, recessed lighting, gas fired central heating.

Car parking facilities are located to the front and rear of the building.

Accommodation

The estimated gross external floor area is as follows:

	sq m	sq ft
Warehouse	2,154	23,186
Offices (Two Storey)	328	3,531
Total	2,482	26,716

Intending purchasers are advised to verify all floor areas

Services

All main services including water, drainage, electricity and telecommunications are connected to the property.

Tenancy

The unit is let to S.F. Manufacturing Limited t/a Baby Elegance for a term of 4 years and 9 months from 01 December 2013 on an internal repairing and insuring basis subject to a rent of €78,000 per annum exclusive.

Covenant

SF Manufacturing is an Irish company and has been in business for over 32 years. It trades under the name Baby Elegance. Baby Elegance currently has two stores located in Dublin, an online store and also has ranges in various stores throughout Ireland such as Shaws, Eurobaby and Ken Black.

BER

Ber Rating:
Ber Number:
Energy Performance Indicator: kWh/m²/yr

Price

On application

Viewing

Viewing strictly by prior appointment with sole agent.

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