

To Let

Unit 81 Baldoyle Industrial Estate Baldoyle, Dublin 13



Modernised Industrial Unit with Large Secure Yard

- 673 sq. m. Including 135 sq. m. Offices & Training Facilities
- 1,230 sq. m. Fenced & Gated Yard
- Includes Metal Deck Roof, Sealed Concrete Floor, Air Extraction System, Gas Blow Heaters, etc.
- Move-In Condition
- **BER E2**

Unit 81 Baldoyle Industrial Estate

Baldoyle, Dublin 13

LOCATION

- Unit 81 is situated on the eastern side of Grange Way within a few minutes walk of Howth Junction Dart Station.
- The property lies 11.9 km north east of Dublin city centre, 6.4 km from the M1 / M50 Interchange, 9.3 km from Dublin International Airport and 8.7 km from the Dublin Port Tunnel.
- Occupiers in the immediate area include, Grange Builders Providers, Mylan, FAS and Tom Walsh Motors.

DESCRIPTION

- Modernised industrial unit with a large gated and fenced yard.
- 6 m. clear internal height.
- The specification includes a twin skin insulated metal deck roof, concrete block walls to full height painted internally, a sealed reinforced concrete floor, high output lighting, 2 x Calor Gas blow heaters, air extraction system, etc.
- Multiple power sockets available throughout the unit in 220V, 110V and 12V.
- Other facilities include a small office, a large training room, a canteen and toilet facilities. The training room is fitted with air conditioning and audio visual cabling.
- Additional office space is provided in a portakabin situated in the yard.
- Formerly used for vehicle testing, repair and training.

ACCOMMODATION

Measurement Application - Gross External

	Sq. M.
Industrial	538
Office, Training & Staff Facilities	135
TOTAL	673
Plus Additional Portakabin Offices	
Yard Area - Approximately	1,230

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

BER DETAILS

BER: E2

BER No.: 800164568

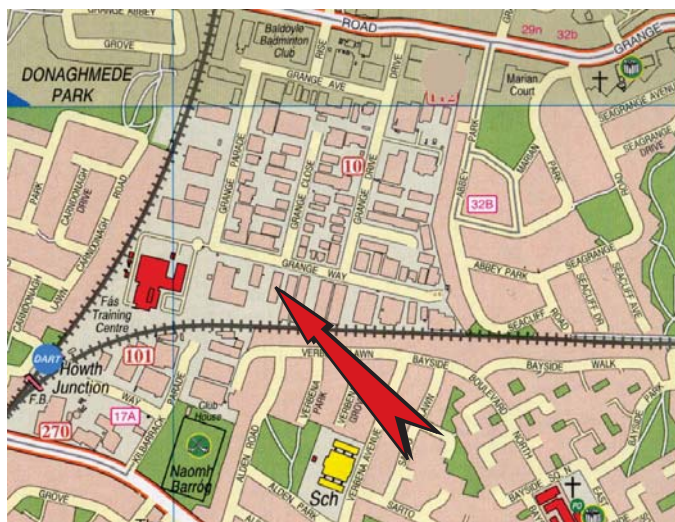
Energy Performance Indicator: 630 kWh/m²/yr

TERMS

On application.



LOCATION MAP



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