



FOR SALE

4,445 SQ FT
(412.96 SQ M)

Commercial Investment Opportunity

Tenant Not Affected

- Investment Opportunity
- Producing €60,000 per annum exclusive
- Located in a managed Business Park
- Tenant Not Affected

UNIT 19B FASHION CITY

Ballymount Road Upper, Ballymount, D24 YT68



Summary

Available Size	4,445 sq ft / 412.96 sq m
Price	Price on application
BER	C1 (800200206)

Description

The property comprises a two storey, mid terraced business unit extending to 412.96 sq. m. (4,445 sq. ft).

The building is of steel portal frame construction with full height concrete block and precast walls. The exterior comprises profile metal cladding with an insulated metal decked roof incorporating translucent roof lights.

At the front of the building the current layout provides showroom, office and two toilets on the ground floor with offices, kitchenette and toilet on the first floor.

Features includes suspended ceilings with recessed LED lighting, tiled floor and ceiling mounted electric radiant heaters in the ground floor showroom.

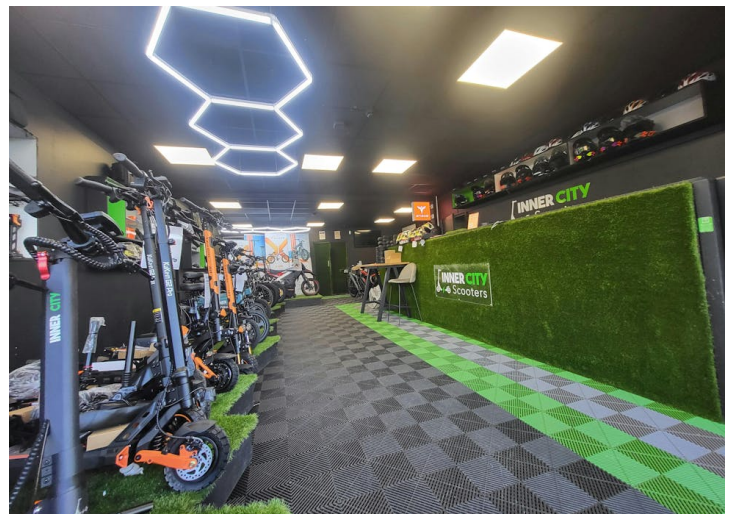
The warehouse is located at the rear of the building. Loading access is via an automated door with canopy overhead.

The current heating is electric.

Location

Fashion City is strategically located off the Ballymount Road Lower, approximately 600 metres from the M50 (Junction 10), facilitating ease of access to the main arterial routes serving the country.

The estate comprises approximately 40 units facilitating showroom, wholesale distribution and light manufacturing for the clothing industry and other permitted retail orientated business.



The subject property enjoys a prominent position in the estate, overlooking its landscaped central courtyard.

The rear of the property is adjacent to the M50 providing excellent signage opportunity for occupiers.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor	3,375	313.55
First Floor	1,070	99.41
Total	4,445	412.96

Tenancy

Tenant: Inner City Scooters Limited

10 Year FRI Lease from 29 May 2025

Rent Review: 29 May 2030

Break Option (Tenant Only): 29 May 2030

Contracted Rent: €60,000 per annum exclusive

Inner City Scooters

Established in 2020, Inner City Scooters sell and service electric scooters and electric bikes. They also providing basic training courses for electric scooters and electric bikes.

Viewings

Viewings by Appointment Only - Please contact Quinn Agnew



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