

# Warehouse Facility Ballymount Road Lower Dublin D12 FK31



High Profile Warehouse Facility of Approx. 12,180 Sq. M (131,100 Sq. Ft)  
with Extensive Yard & Loading Provisions

**TO LET**

# Warehouse Facility / Lower Ballymount Road / Dublin 12 / D12 FK31



## Location

The property is strategically located approx. 2kms from the M50 motorway via Junctions 9 & 10. The M50, Dublin's orbital motorway, provides rapid motorway access to all of the main arterial routes from the city, to Dublin Airport and the Port Tunnel. The building is 8.2km from Dublin City Centre.

## Key Highlights

Boundary lines are indicative and for information purposes only.



High-profile warehouse space extending to approx. 12,180 sq. m (131,100 sq. ft) including approx. 1,129 sq. m (12,148 sq. ft) of offices.



Twin span warehouse with a clear internal height of approx. 6.87m.



Yard depth of 44m with loading access via 7 no. automated dock levellers and 7 no. grade level doors.



Potential to create cross-dock loading by re-commissioning 5 dock levellers and 1 ground level roller shutter door to northern elevation.



Convenient access to the M50 motorway via Junctions 9 & 10. Within 2.5 km of the Kylemore Stop on the Luas Red Line.

## Description

The property comprises a twin span detached warehouse and office facility with 170m of frontage onto the Lower Ballymount Road.

### Warehouse

- Steel portal frame with concrete block infill walls to full height
- Clear internal height of approx. 6.87m
- Reinforced Concrete floor
- Mix of LED & fluorescent strip tube lighting
- 7 no. dock level doors
- 7 no. grade level doors
- Steel portal frame covered with an insulated metal deck roof incorporating perspex roof lights
- Timber floor mezzanine on a metal frame
- Stores, locker room and canteen

### Offices

- Suspended ceilings with recessed fluorescent lighting
- Perimeter trunking and wall mounted sockets
- Electric storage heating and cassette air conditioning units.
- Generally carpet floor coverings
- Mix of open-plan and partitioned offices
- Fully fitted canteen & toilet facilities
- Reception area

## Schedule of Accommodation

Intending tenants must satisfy themselves as to the accuracy of the measurements and information provided opposite.

	Approx. Gross External Areas Approx. Sq. Ft	Approx. Sq. M
Warehouse	109,919.53	10,211.86
ESB Substation	321.09	29.83
Rear Warehouse Offices	2,282.89	212.09
Ground Floor Office/Staff Facilities/Canteen	3,838.69	356.63
Ground Floor Store	5,611.20	521.30
First Floor Office	6,026.07	559.84
First Floor Store	3,100.04	288.00
<b>TOTAL</b>	<b>131,099.50</b>	<b>12,179.54</b>



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## Drive Times

	Distance	Time
M50 Motorway (Jct 9)	2 km	5 mins
Dublin Port Tunnel	22 km	18 mins
Dublin Airport	21 km	20 mins

## Inspections

All inspections are strictly by appointment through joint agents, Savills & JLL.

## Rates

The rateable valuation of the property is €379,000  
The rates payable for 2026 are €106,120.

## BER

**BER D2**

## Rent

On application.

## Contacts

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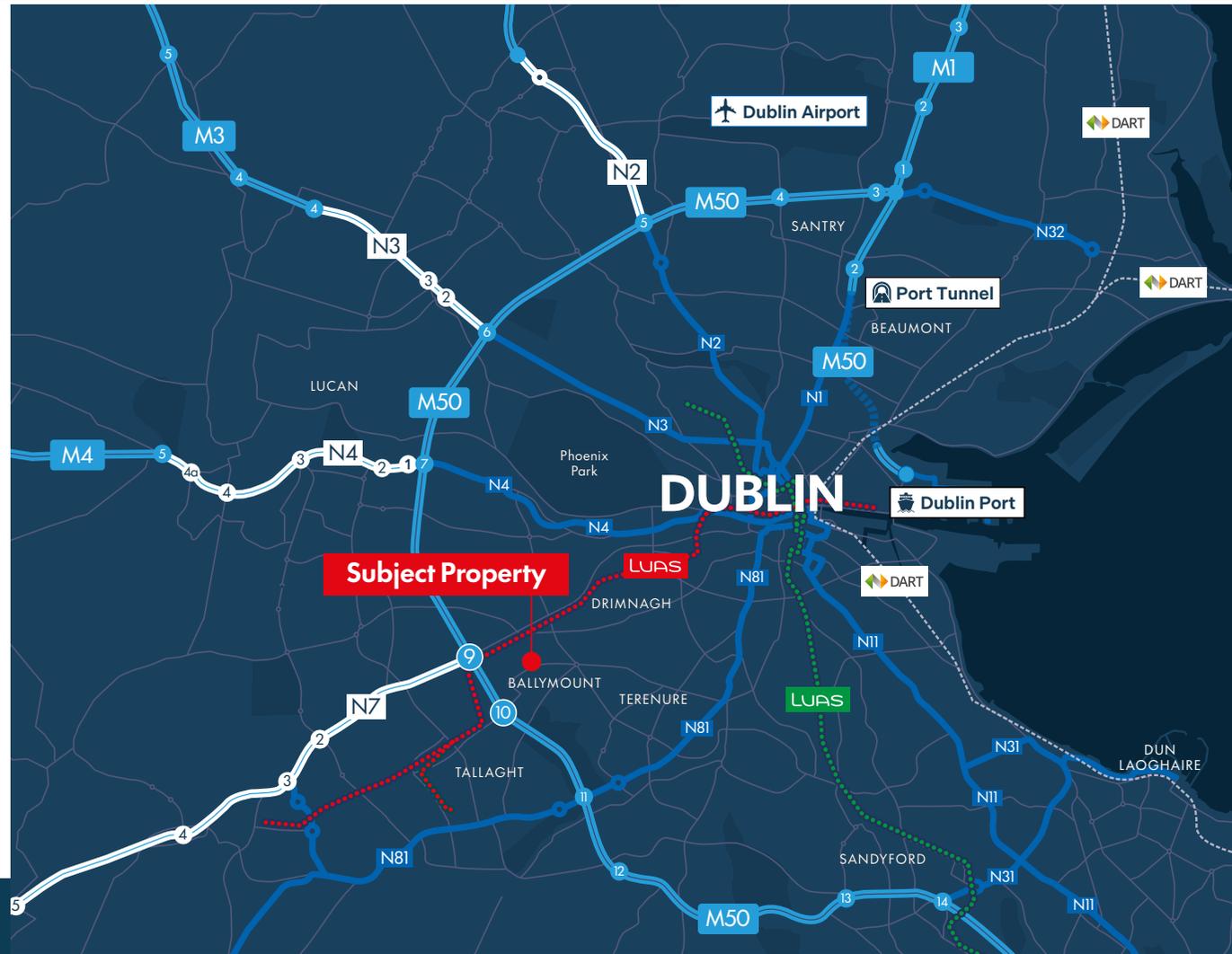
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