



To Let

**Unit 3, Block K Ballymount Industrial Estate, Ballymount,
Dublin 12 D12 T218**

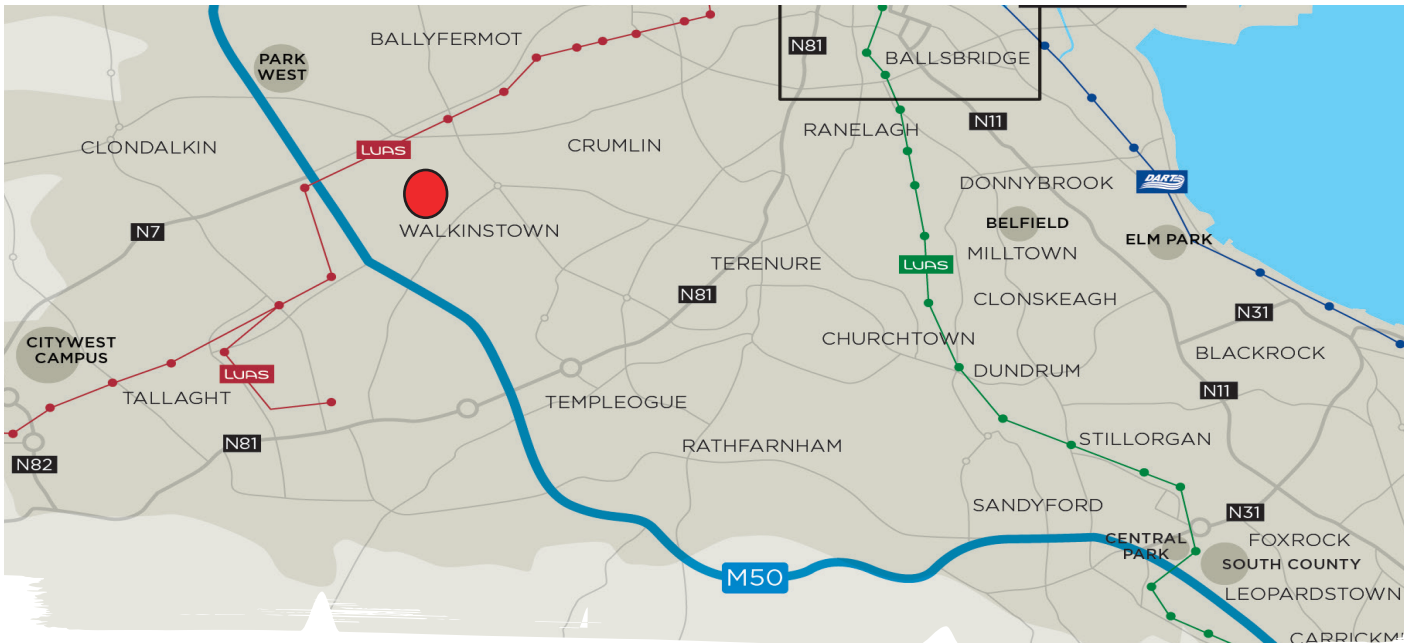
BER C3

- 5,188 sq ft
- Modern mid terrace industrial unit
- Metal deck roof incorporating approximately 10% translucent roof lights
- Clear internal height 6 metres
- 1.8km from the M50 Motorway Junction 10 (Ballymount)
- The Estate well served by public transport and benefits for a local labour pool

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Location

- The property is located off Ballymount Drive, within Ballymount Industrial Estate
- 800m from the Walkinstown Roundabout
- 2.1 km from the M50 Motorway Junction 9 (Naas Road/Red Cow)
- 8.4km from Dublin's City Centre

Description

- Mid terrace industrial unit with metal deck roof
- Full height roller shutter door to front
- Two storey block integral offices are provided at the front of the building
- Finishes include suspended ceilings incorporating recessed light fittings, gas fired radiator heating and floor coverings
- Double glazed windows and security shutters

Accommodation

The approximate GEA is as follows:

| | SQ FT |
|--------------------|--------------|
| Warehouse | 3,175 |
| Two Storey Offices | 2,013 |
| Total | 5,188 |

All intending tenants are specifically advised to verify the floor areas and undertake their own due diligence

Building Energy Rating

BER: C3
 BER No: 800523995
 EPI: 277 kwh/m²/yr

Terms

Available To Let

Rent

On application

Enquiries

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