



**TO LET**

**WESTLINK INDUSTRIAL ESTATE**  
KYLEMORE ROAD, BALLYFERMOT, DUBLIN 10



Newly refurbished industrial units available to lease for a wide variety of size requirements

# LOCATION



Westlink Industrial Estate is situated just off the Kylemore Road, located a short distance from the busy Long Mile and Naas Roads and only 7 kilometres from Dublin City Centre. The Kylemore Road connects the Naas Road to Ballyfermot Village and the Chapelizod Bypass

## NEARBY LOCATIONS

DESTINATION	DISTANCE (kms)
Naas Road / M50 - Junction 9	3.5
Palmerstown - Junction 7	3.5
Dublin Port Tunnel	7.0
Airport	11.0
M1	17.0

# WAREHOUSE SPECIFICATION

- The vacant properties have undergone a programme of refurbishment to provide incoming occupiers with a clean, bright and attractive working space
- The warehouse walls and floors have been recently painted, in addition to the installation of new automated roller shutter doors. New high output energy efficient lighting has also been installed within the properties
- The units consist of a concrete portal frame construction with a mixture of metal deck / cement fibre roof coverings. All units benefit from translucent roof panels allowing for natural light to enter the premises



- Internally, there are full height infill concrete block walls with the perimeter of the property comprising a red brick façade to the front elevation and a blended block wall / profile metal cladding finish to the side and rear elevations
- Each unit benefits from a minimum internal eaves height of approximately 5.0m and a single grade level loading door positioned to the front elevation of each property, with a separate pedestrian entrance door
- The properties also benefit from a generous loading / forecourt space to the front of each unit

# ACCOMMODATION SCHEDULE

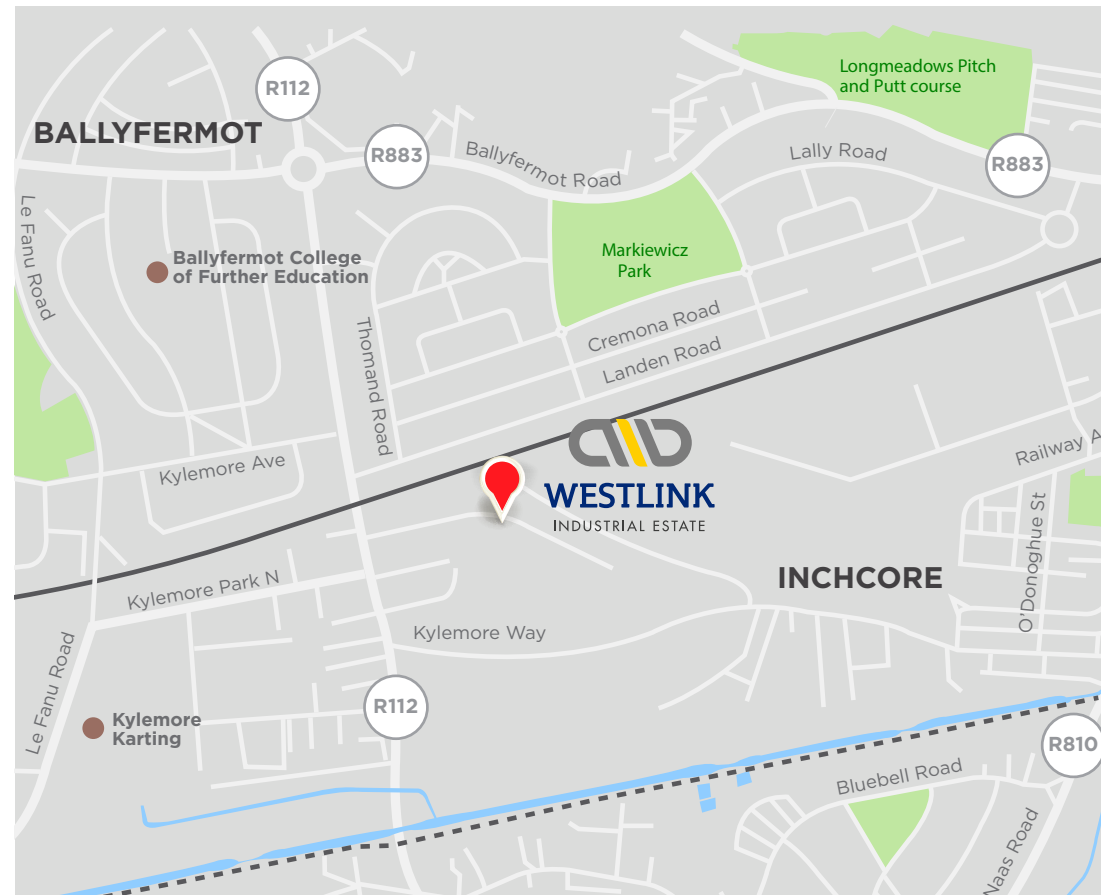
## Westlink Industrial Estate - Kylemore Road

Unit Name	Area sq m (GEA)	Area sq ft (GEA)
Unit 1	544	5,852
Unit 2 (vacant)	543	5,850
Unit 3	543	5,844
Unit 4	547	5,891
Unit 5	662	7,130
Unit 6	654	7,038
Unit 7 (vacant)	654	7,039
Unit 8 (vacant)	663	7,134
Unit 9	1,638	17,629
Unit 10	483	5,196
Units 11 & 12	946	10,182
Unit 13	483	5,199
Unit 14	449	4,835
Unit 15	446	4,796
Unit 16	447	4,807
Unit 18	450	4,844
Unit 19 (vacant)	449	4,833
Unit 20 (vacant)	448	4,820
Unit 21	449	4,830
Unit 22	540	5,817
Unit 23 & 24	1,073	11,545
Unit 25	542	5,836
Unit 26	541	5,818
Unit 27	540	5,808
Unit 28	539	5,806
Unit 29	541	5,822
Unit 30	670	7,211
Unit 31	655	7,048
Unit 32	670	7,217

# OFFICE ACCOMMODATION

The office space is laid out over ground & first floor and has been refurbished with new fully bonded heavy contact carpets; painted & plastered walls / ceilings, in addition to the upgrade of all sanitary facilities.





**AGENTS** All viewings are strictly by appointment through the joint letting agents

Our most recent availability can be viewed on our designated website [www.westlinkie.eu](http://www.westlinkie.eu)

**BER Details** **BER D1 F**  
 BER No. - Available on request  
 Energy Performance Indicator - Available on request



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Conditions to be noted: 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on as a statement or representation of fact. 2. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. 5. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. 6. Prices are quoted exclusive of VAT (unless otherwise stated) and the purchaser/lessee shall be liable for any VAT arising on the transaction.