

S6 Ballymount Industrial Estate

Ballymount, Dublin 12, D12 EEV9



QUINN AGNEW



FOR SALE

3,477 SQ FT
(323.02 SQ M)

PRICE ON APPLICATION

Full-Height Warehouse

Expansion Potential
(S.P.P.)

- End of Terrace Industrial Unit
- c. 323 sq. m. / 3,477 sq. ft.
- Vacant Possession
- Ample Car Parking to Front & Rear
- Excellent Transport Links

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Summary

Available Size	3,477 sq ft / 323.02 sq m
Price	Price on application
Rates Payable	€3,626 per annum
Service Charge	N/A
Car Parking	Ample Car Parking
BER	F (800968976)

Description

The property comprises an end-of-terrace business unit of concrete portal frame construction and an asbestos roof.

The building comprises a full-height warehouse area extending to c. 289 sq. m. / 3,110 sq. ft. together with offices and ancillary space extending to 367 sq. ft.

The current configuration provides a designated warehouse area, accessed via a grade roller shutter door, with feature offices, meeting rooms and staff areas, accessed via a separate pedestrian door. Heating is by way of electric storage.

The offices and staff areas comprise plastered and painted walls and ceilings incorporating spot lighting and floor coverings.

There is an area to the side of the property, which offers expansion potential (S.P.P.).

Car Parking is provided to the front & rear of the property.

Specification

- Vacant Possession
- Grade Roller Shutter Door
- Feature Office & Meeting Room
- Putting Green
- Staff Welfare Facilities
- Canteen & Reception

Location

The property is ideally located within Ballymount Industrial Estate, a cluster of modern business units strategically positioned off Ballymount Drive, accessed via Ballymount Road Lower.

The estate is located c. 8 km southwest from Dublin City Centre and c. 1 km from the M50 motorway, which provides direct access to the main arterial routes serving the country.

The industrial estate comprises a range of business and light industrial-type users.

The immediate environs are also served by numerous Dublin Bus Routes. Various staff welfare amenities are located in close proximity.

Accommodation

Accommodation comprises the following GEA measurements:

Description	sq ft	sq m
Warehouse	3,110	288.93
Offices	367	34.10
Mezzanine	840	78.04

Terms

Vacant Possession

Viewings

Viewings by Appointment Only – Please contact Quinn Agnew



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