



Ground Floor, Unit G9 Calmount Park

Ballymount, Dublin 12, D12 V3W4

Corner Commercial Unit

Warehouse & Office Accommodation

5,726 sq ft

(531.96 sq m)

- Prominent Corner Business Unit incorporating c. 45% Warehouse
- Currently Undergoing a Complete Refurbishment
- Entire c. 532 sq. m. / 5,726 sq. ft.
- 10 Car Parking Spaces
- Located in a Managed Business Park

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Summary

Available Size	5,726 sq ft
Rent	Rent on application
Rates Payable	€11,256 per annum
Service Charge	€5,644 per annum
Car Parking	10 Car Parking Spaces
BER Rating	D2

Description

The property comprises the ground floor of Unit G9 Calmount Park, a prominent corner unit with dual profile.

The building is of precast portal frame construction with concrete block infill walls, an external brick façade and a featured Aluspan Module, curtain wall glazing system.

The warehouse accommodation extends to c. 227 sq. m. / 2,443 sq. ft. & is accessed via a grade roller shutter door.

The offices and ancillary areas extend to c. 305 sq. m. / 3,283 sq. ft.

The property is currently undergoing a complete refurbishment and will be offered to perspective tenants in turn-key condition.

Following the completion of the refurbishment programme the new layout will provide open plan offices, 3 x cellular offices, kitchen incorporating a break-out area, 6 x WC's & 1 x shower room.

10 car parking spaces are designated to the property.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m	Availability
Ground	Warehouse	2,443	226.96	Available
Ground	Office / Ancillary	3,283	305	Available
Total		5,726	531.96	

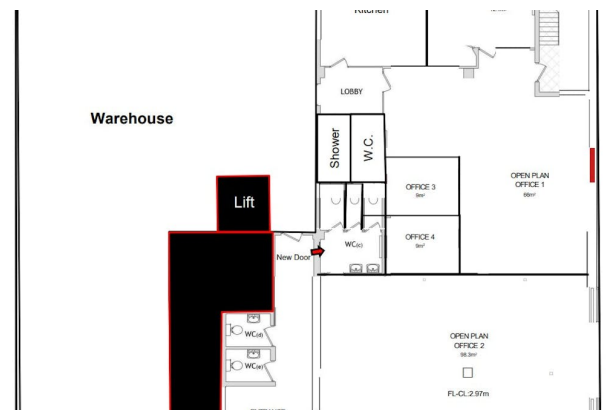
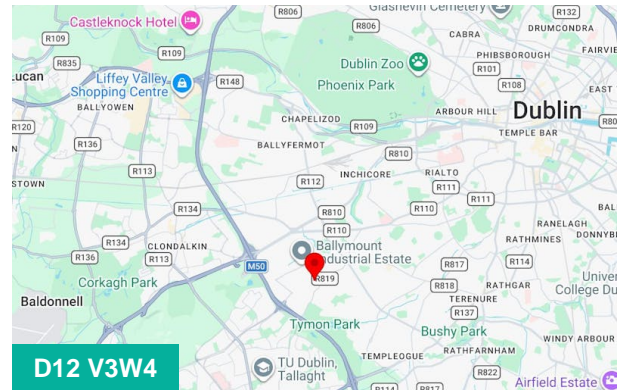
Location

Calmount Business Park is a modern corporate development located in Ballymount, Dublin 12, c. 8 km southwest of Dublin City Centre.

The Business Park is strategically positioned at the junction of Calmount Road and Ballymount Avenue, c. 600 metres from Junction 10 of the M50, facilitating immediate access to the main arterial routes serving the country, Dublin Airport and Dublin Port.

It is widely recognized as one of Dublin's premier enterprise parks due to its high-specification units and excellent connectivity to major transport routes

The development comprises a mixture of business, warehouse and office accommodation over six blocks comprising approximately 80 units.



Viewing & Further Information



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