

# TO LET

Fully Refurbished, Detached Warehouse & Office Unit  
in a Desirable Southwest Dublin Location

UNIT

1

**Crossbeg**  
Industrial Estate

Ballymount Road Upper • Dublin 24 • D24 FAA9



# Property Features



Detached & Fully Refurbished Industrial / Warehouse & Office Unit



5.6 m Internal Eaves Height



3 No. Level Access Doors



Gated & Fenced Site of 1.1 ac



Generous Yard & Car Parking Areas



10kV Substation On-Site



CGI



CGI



CGI



CGI



## Property Description ●

### Warehouse

- Steel portal frame construction.
- New twin skin insulated metal deck roof incorporating translucent roof panels.
- 3 level access doors, including 2 newly installed.
- Internal eaves height of approx. 5.6 m.
- New high output LED lighting.
- Freshly painted walls and re-sealed warehouse floor.

### Offices & Staff Facilities

- Full refurbishment underway.
- Refurbishment of offices to include ceilings (where appropriate), new LED lighting, new heating, perimeter trunking, carpet, redecoration, fitting of services for a potential canteen, remodelling and refitting toilets, insulation and replacement or refurbishment of entrance door.
- Excellent car parking provision – 30 spaces.
- Targeting BER B1 post programme of works.

## Accommodation ●

Gross External	sq m	sq ft
Industrial / Warehouse	1,484.2	15,976
Ground Floor Offices & Staff Facilities	215.5	2,319
First Floor Offices & Staff Facilities	196.0	2,110
<b>TOTAL</b>	<b>1,895.7</b>	<b>20,405</b>

Intending tenants are specifically advised to verify all information, including floor and site areas. See disclaimer.

# Location

Unit 1 Crossbeg Industrial Estate is strategically positioned in Ballymount, one of South Dublin's longest established industrial & logistics locations. The estate benefits from excellent connectivity, situated just 750m from the M50 Motorway at Junction 10, and 1.3 km from Junction 9.

The nearby N7 at M50 Junction 9 further enhances accessibility to the city centre and the wider national road network. The location is also well serviced by public transport, with multiple bus routes and the Luas Red Line at Kingswood and Red Cow, ensuring convenient accessibility for staff.

Notable occupiers in the vicinity include Loxam Rental, TJ O'Mahony, Tile Merchant, Munster Joinery and Brogan Jordan Homestyle.

## Drive Times

Location	Mins
M50 Motorway (J10)	2
M50 Motorway (N7)	4
Dublin Airport	16
M1 Motorway (J3)	14
Dublin Port Tunnel	16
Dublin City Centre	20

(Source: Google Maps, Off-Peak)

[CLICK FOR GOOGLE MAPS](#)



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## Further Details

### Inspection

By appointment with the Sole Agent, HARVEY.

### BER

Targeting

BER B1

### Sole Letting Agent



PSRA Licence No. 002027

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