

TO LET

**GROUND FLOOR OFFICE & WAREHOUSE
UNIT 2A
BALLYMOUNT BUSINESS PARK
BALLYMOUNT
DUBLIN 12
D12 EC90**

**McNally
Handy**

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BER C3

- Prime industrial location
- Spacious warehouse and ground floor office accommodation
- Approx. 482.92 SQM (c. 5,198.17 sq. ft)
- 11 designated car parking spaces

GROUND FLOOR, UNIT 2A BALLYMOUNT BUSINESS PARK, BALLYMOUNT DRIVE, DUBLIN 12, D12 EC90

Description

Unit 2A is an end of terrace light industrial building with ground floor office accommodation and 11 designated car parking spaces.

The offices are a mixture of open plan and cellular offices, and the specification includes LED lighting, suspended ceilings, and gas fired central heating. There is the benefit of a kitchenette and male and female toilets.

The warehouse is fitted with a concrete floor, metal deck roof with 10% translucent panels. There is front loading to the warehouse via a roller shutter door (W 3.56m x H 5.3m) and a clear eaves height of approx. 6m.



Location

Ballymount Business Park is located just off the Ballymount Road Lower and is within close proximity to the M50/N7 c.3km from Junction 9/Red Cow providing ease access to Dublin Airport and is c.7km from Dublin City Centre. The area is serviced by various transportation links to include the Red Line Luas at Kylemore approx. 2.1km.

BER Details

BER: C3

BER Number: 801076548

Energy Performance Indicator: 244.06wh/m²/yr 1.4

Accommodation

	SQM	SQFT
Warehouse	239.37	2,576.58
Offices & staff facilities	<u>243.55</u>	<u>2,621.59</u>
Total	482.92	5,198.17

Features

Convenient location
Roller shutter door
11 parking spaces

Quoting Rent

€70,000 per annum

Rates 2025

Approx. €6,210

Building Insurance 2025/26

Approx. €1,500



Contact

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Viewing

By appointment only through sole letting agents
McNally Handy & Partners.

PSRA Licence Number: 002226



These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies, no apparatus, fixtures, fittings or services have been tested. In the usual manner all intending purchasers should satisfy themselves regarding floor areas. They are issued on the understanding that all negotiations will be conducted through this firm. PSRA No.002226