



Unit 21 Western Parkway Business Centre, Ballymount Drive, Dublin 12, D12 VX60

TO LET

BER E2



310 sq m



1 No. Level
Access Door



M50 Motorway
Access

Redecorated Industrial & Office Unit in a
Secure, Managed Development



LOCATION HIGHLIGHTS

- The property is situated in a popular trading location with excellent profile to Ballymount Road Lower.
- Western Parkway Business Centre is a secure, landscaped & managed development.
- Located inside the M50 motorway providing ease of access to both the M50 and City Centre.
- 1.9 km from N7 / M50 Interchange (Junction 9) and 1.5 km from the Ballymount M50 Exit (Junction 10).
- Occupiers the vicinity include Home Store + More, Euro General, Titanium Developments, Ascension Lifts & BONNER.

PROPERTY FEATURES

General

- Recently redecorated industrial & office unit.
- Actively managed business centre setting.
- 6 dedicated car parking spaces to front of unit.
- 3 phase power supply.

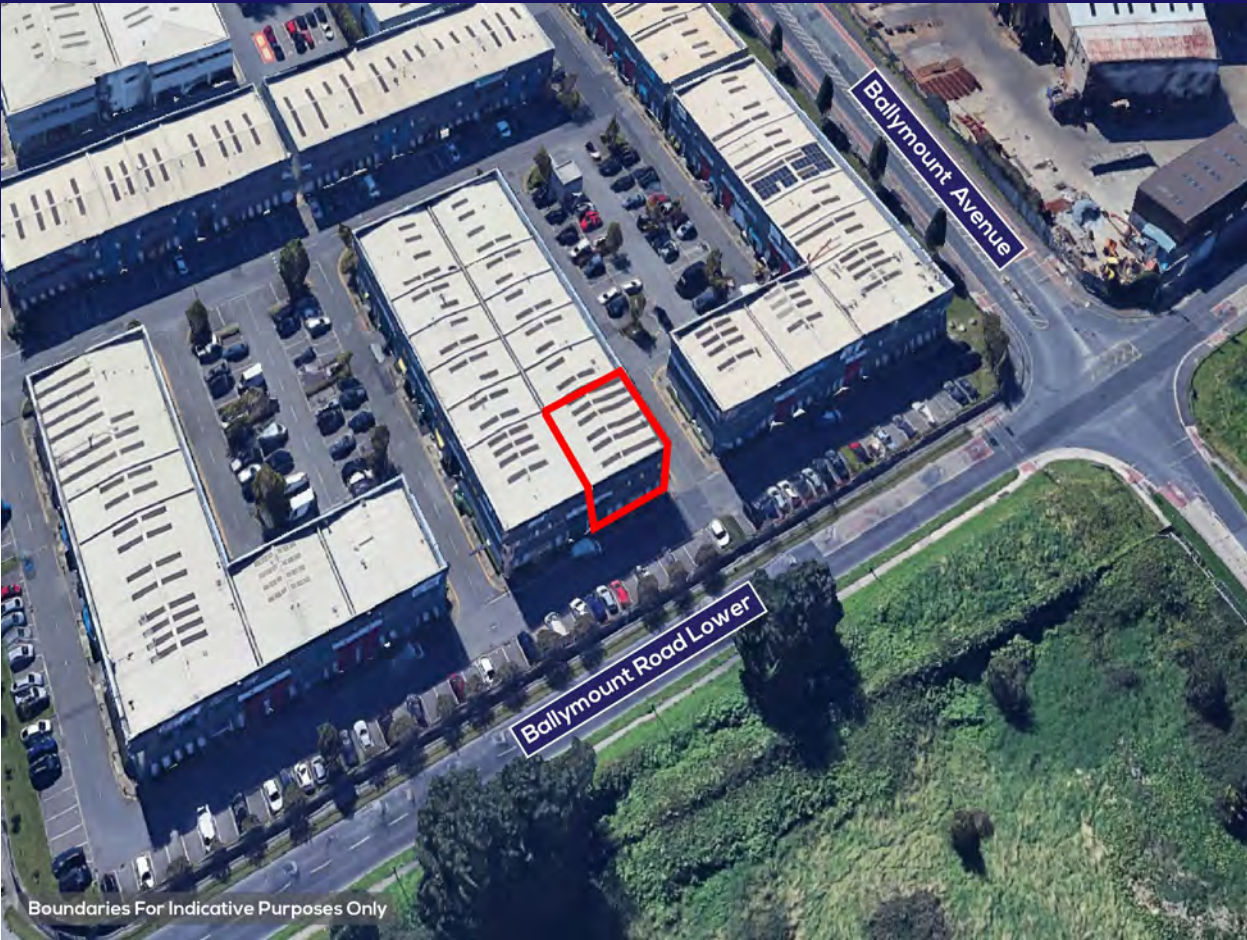
PROPERTY FEATURES CONTINUED

Warehouse

- Twin skin insulated metal deck roof with translucent roof panels providing excellent natural light.
- Concrete portal frame construction.
- 5.5 m clear internal height.
- Newly installed high output LED lighting.
- Loading access provided via 1 No. level access loading door, measuring 3 m wide x 3.9 m high.
- Concrete block walls to full height.

Office

- Fully redecorated ground floor office accommodation, set out in an open plan configuration.
- First floor accommodation is now set out as concrete mezzanine.
- Finishes briefly comprise suspended ceilings with recessed LED lighting, electric storage heating, painted & plastered walls and new laminate floor coverings.



ACCOMMODATION (sq m)

Measurement Application - Gross External

Industrial	164
Ground Floor Offices & Staff Facilities	73
First Floor Mezzanine	73
TOTAL	310

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

BER

BER: E2
BER No. 801089368
Energy Performance Indicator: 315 kWh/m²/yr

LEASE

On application.

ANNUAL RENT

On application.

INSPECTION

By appointment with Sole Agent, HARVEY.



DRIVE TIMES	MINS
M50 Motorway (J10) Ballymount	4
M50 Motorway J9 (N7)	5
Naas Road (N7)	5
Dublin International Airport	18
Dublin City Centre	16

(Source: Google Maps without traffic)

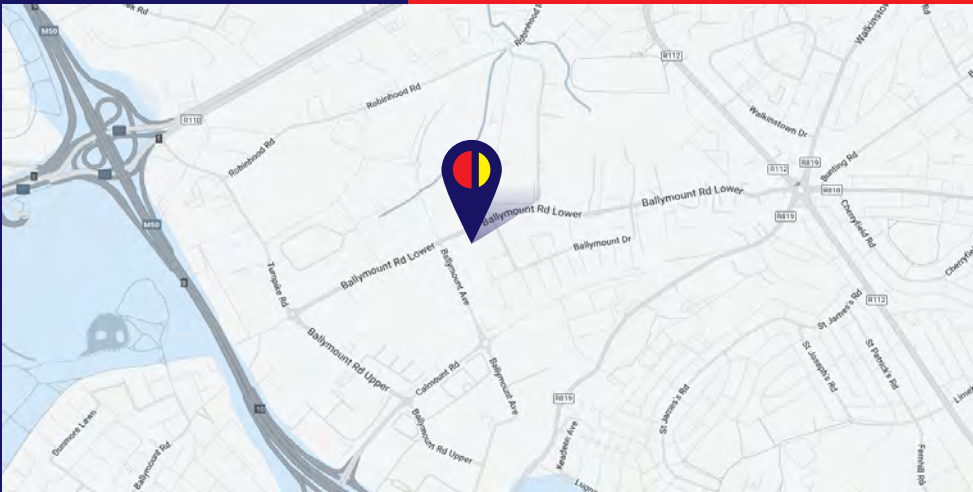
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