



# Unit 30, Western Parkway Business Centre, Ballymount, Dublin 12

For Sale By Private Treaty

**BER D2**



# Unit 30, Western Parkway Business Centre, Ballymount, Dublin 12

**For Sale/ To Let**

### Location

Unit 30 is an end of terrace unit located to the rear of Western Parkway Business Centre. This business centre is located close to the Ballymount exit of M50 as well as the Naas Road (N7).

Ballymount is circa. 8 km southwest of Dublin City Centre and can be easily accessed by car, bus or the LUAS Red Line serving Heuston and Connolly station.

### Description

The subject property is an end of terrace business unit with 2 storey offices to the front and a large warehouse to the rear, which is accessed through the front of the unit. The warehouse has a clear internal height of 5.5 m.

Internally the offices comprise a mix of cellular and open plan accommodation. There is WC on both the ground floor and first floor.

The ground floor offices also contains a kitchen with ample room for seating.

Accommodation	Sq.m	Sq.ft
Offices	85.54	920.74
Warehouse	325.72	3,506
<b>Total</b>	<b>411.26</b>	<b>4,426.76</b>

### Parking

7 secure car parking spaces. The car parking is located to the front of the property.

### Price

On Application

### VAT

Any VAT liability will be the responsibility of the proposed purchaser (s).

### Viewings

Strictly by appointment with sole selling agent.

### Title

We are advised that the property is freehold

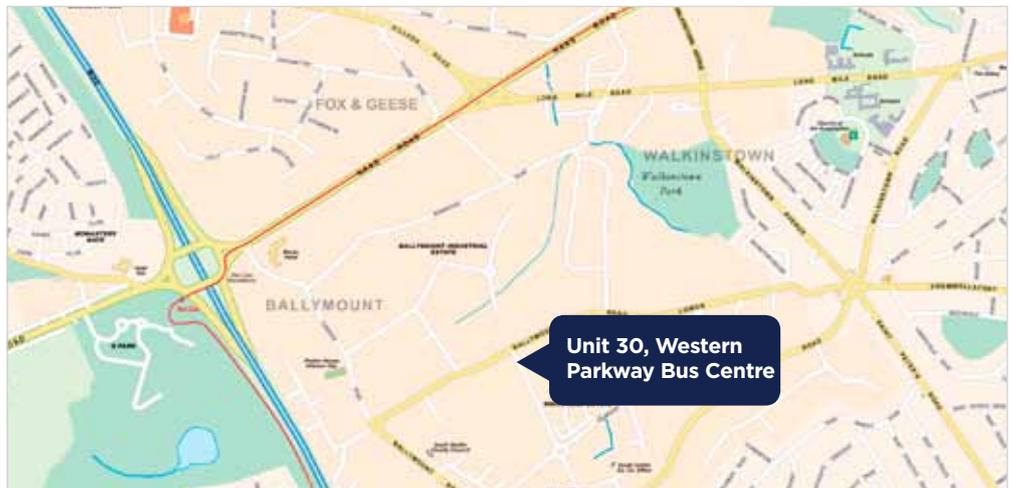
### BER Details

BER D2

BER No: 800200628

Energy Performance Indicator: 675.21 kWh/m<sup>2</sup>/yr 1.98

Ref: S11021



### Important Notice

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Ganly Walters nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

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