HARVEY

INDUSTRIAL PROPERTY SPECIALISTS

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Boundaries For Indicative Purposes Only

Units 118 & 118A Grange Hill, Baldoyle Industrial Estate, Dublin 13

FOR SALE (TENANT NOT AFFECTED)

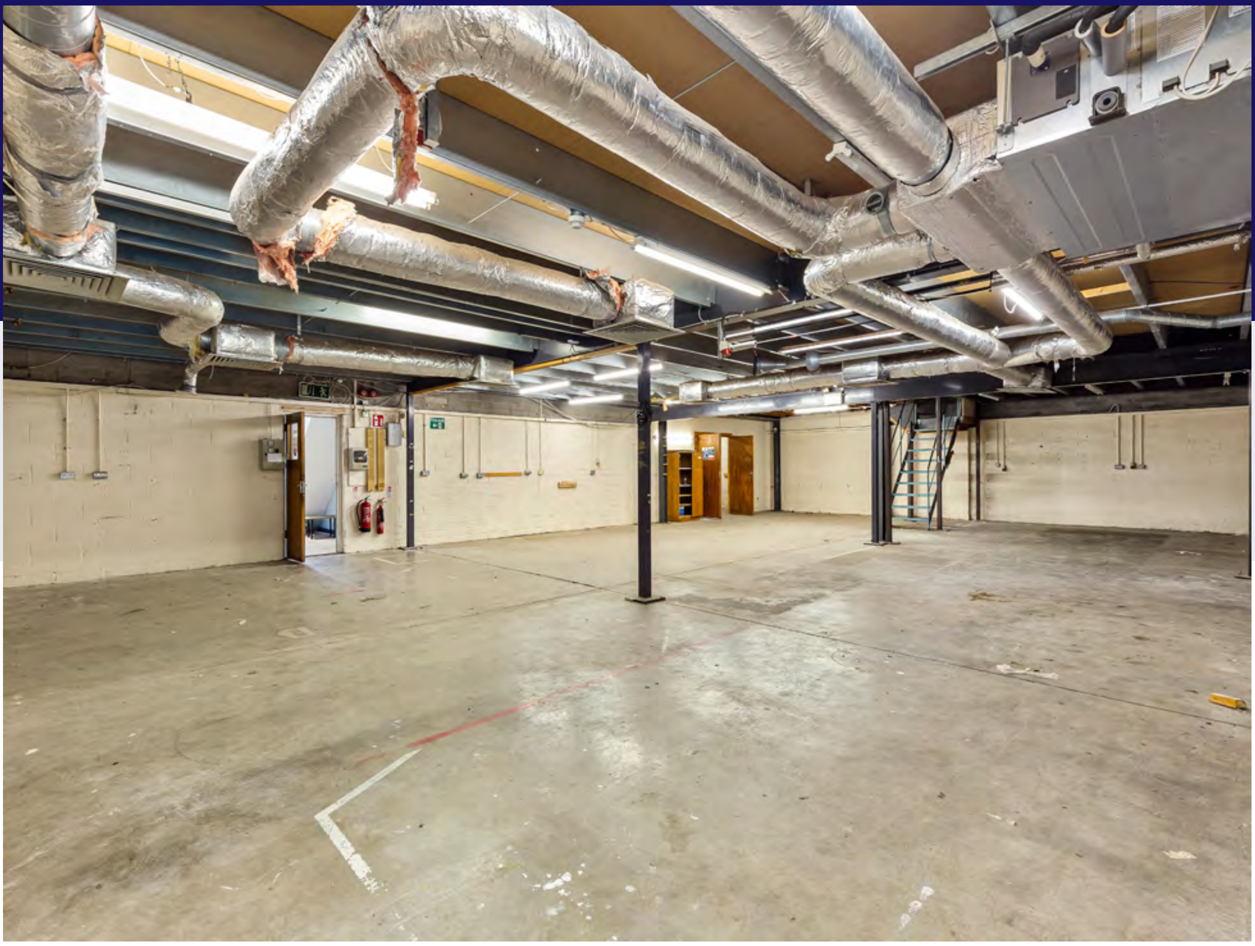
BER D1 F

576 sq m

Value-Add Opportunity

Day One Income

Part Let Investment Opportunity, Poised for Refurbishment and Re-Letting or Owner Occupation



LOCATION HIGHLIGHTS

- The property is located on Grange Hill, in the heart of Baldoyle Industrial Estate.
- The estate is situated approximately 10 km northeast of Dublin City Centre.
- The extension of the Malahide Road (N32) provides ease of access to the M50, M1 Motorway, Dublin Airport, Dublin Port Tunnel and all main arterial routes.
- The estate is serviced by a comprehensive public transport system including quality bus corridors and the DART at Howth Junction and Bayside Stations, both of which are within walking distance.

PROPERTY FEATURES

Unit 118

- Terraced light industrial & office unit.
- Steel frame construction.
- Reinforced concrete floor.
- Twin skin cement fibre roof.
- 5.9 m internal eaves height.
- 1 No. level access door.
- Vacant possession.

PROPERTY FEATURES CONTINUED

Unit 118A

- End of terrace warehouse & office unit.
- Twin skin insulated metal deck roof.
- 1 No. manual roller shutter door.
- Structural mezzanine with screed overlay.
- Let to Baldoyle Print – see Tenancy details below.

ACCOMMODATION (sq m)

Measurement Application - Gross External

Unit 118	378
Unit 118A	198
TOTAL	**576**

Intending purchasers are specifically advised to verify all information, including floor areas. See DISCLAIMER.

TENANCY

Property	sq m	sq ft	Tenant (Not Affected)	Lease Start	Term	Passing Rent
118 Grange Hill	378	4,070	Vacant Possession	-	-	-
118A Grange Hill	198	2,126	Baldoyle Print Limited	01/09/2025	5 years	€24,000
TOTALS	576	6,196				

BER

Unit 118 Grange Hill:

BER: F

BER No. 800978215
Energy Performance Indicator: 251.43 kWh/m^2/yr

Unit 118A Grange Hill:

BER: D1

BER No. 800978223
Energy Performance Indicator: 220.26 kWh/m^2/yr

ASKING PRICE

€750,000 (exclusive).

TITLE & PLANNING

Held under registered Freehold Title – Folio(s) DN53562F, DN125563F.

Intending purchasers should note that there is a non-structural mezzanine floor in the industrial area of Unit 118, extending to approx. 227 sq m. No planning permission, other certification or compliance documentation exists for it. This situation will not be rectified by the Vendor, and the property is being sold "as is".

INSPECTION

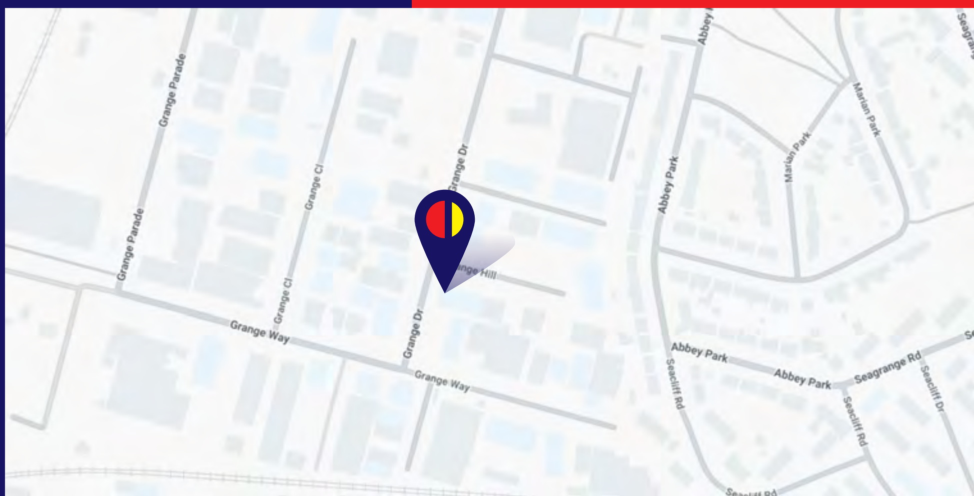
By appointment with Sole Agent, HARVEY.

DRIVE TIMES

DRIVE TIMES	MINS
M50 / M1 Interchange (Jct. 3)	8
M50 Motorway (Junction 2)	9
Dublin International Airport	11
Dublin Port Tunnel	10
Dublin City Centre	20

(Source: Google Maps without traffic)

GPS: 53.39369, -6.14624



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