

TO LET

FJ | FRISBY

COMMERCIAL PROPERTY SPECIALISTS



UNIT 35
THE BUSINESS CENTRE
STADIUM BUSINESS PARK
BALLYCOOLIN ROAD, DUBLIN 11
- 1,970 SQ FT (183 SQ M) -

- MODERN TERRACED INDUSTRIAL UNIT
- WAREHOUSE AND OFFICE ACCOMMODATION
- 2 CAR PARKING SPACES PLUS LOADING BAY
- TURNKEY CONDITION READY FOR IMMEDIATE OCCUPATION

For all enquiries call or visit our website:

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LOCATION

The Stadium Business Centre comprises a modern business park in a superb location offering occupiers an excellent opportunity to establish their business in one of Dublin's most sought after industrial and commercial locations in high quality accommodation.

The area enjoys excellent transport connectivity, with immediate access to the M50 motorway and close proximity to major arterial routes including the N3 and N2. Dublin Airport is easily accessible, while numerous public transport services connect the area with the city centre and surrounding suburbs.

There are several similar trade park developments in close proximity including Rosemount Business Park, Millennium Business Park, Northwest Business Park and others. It is a well established trade park with a busy occupied environment.

Neighbours include, Codex Energy Consultants, WD Training Centre, KM Lynskey, Stadium Karate & Fitness, Chemco Ireland, WestStart, PN Graphics, Perfect Clean, LFL Chauffeur Services and more.

DESCRIPTION

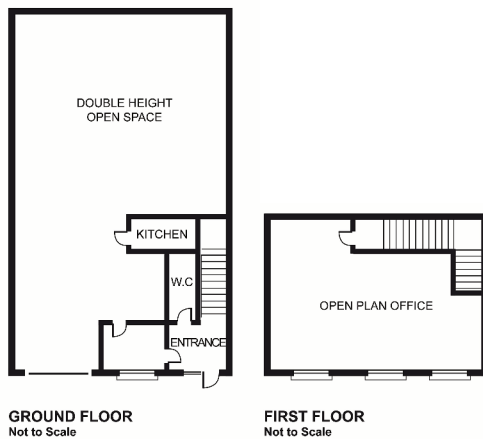
The subject property comprises a modern mid-terraced industrial unit located in a cul-de-sac of similar units. There are two car parking spaces located to the front of the property, plus a loading bay directly in front of the roller shutter door.

The property is accessed via glass door into a lobby area which has access into the warehouse, downstairs WC and upstairs to the first floor office.

The warehouse is of concrete block construction with a concrete painted floor with an insulated metal deck roof with translucent panels providing natural lighting. The warehouse height is 6.5m to the eaves. The warehouse has a small tea station and lower height storage and loading area in front of roller shutter door.

The first floor offices are carpeted and painted throughout with fluorescent lighting. There is plenty of natural light and ventilation provided by windows to the front facade.

The property is in good condition and ready for immediate occupation.



ACCOMMODATION (APPROX)

	SQ FT	SQ M
Warehouse	1,430	133
Office	540	50
TOTAL	1,970	183

BER Pending



Price available upon request. Inspection strictly by prior appointment only.

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