

Units 62A to 62G Grange Close,  
Baldoyle Industrial Estate, Dublin 13,  
D13 H5P1

7 individual units from approx. 77 sq. m./829 sq. ft. to approx. 818 sq. m./8,806 sq. ft.



### Location

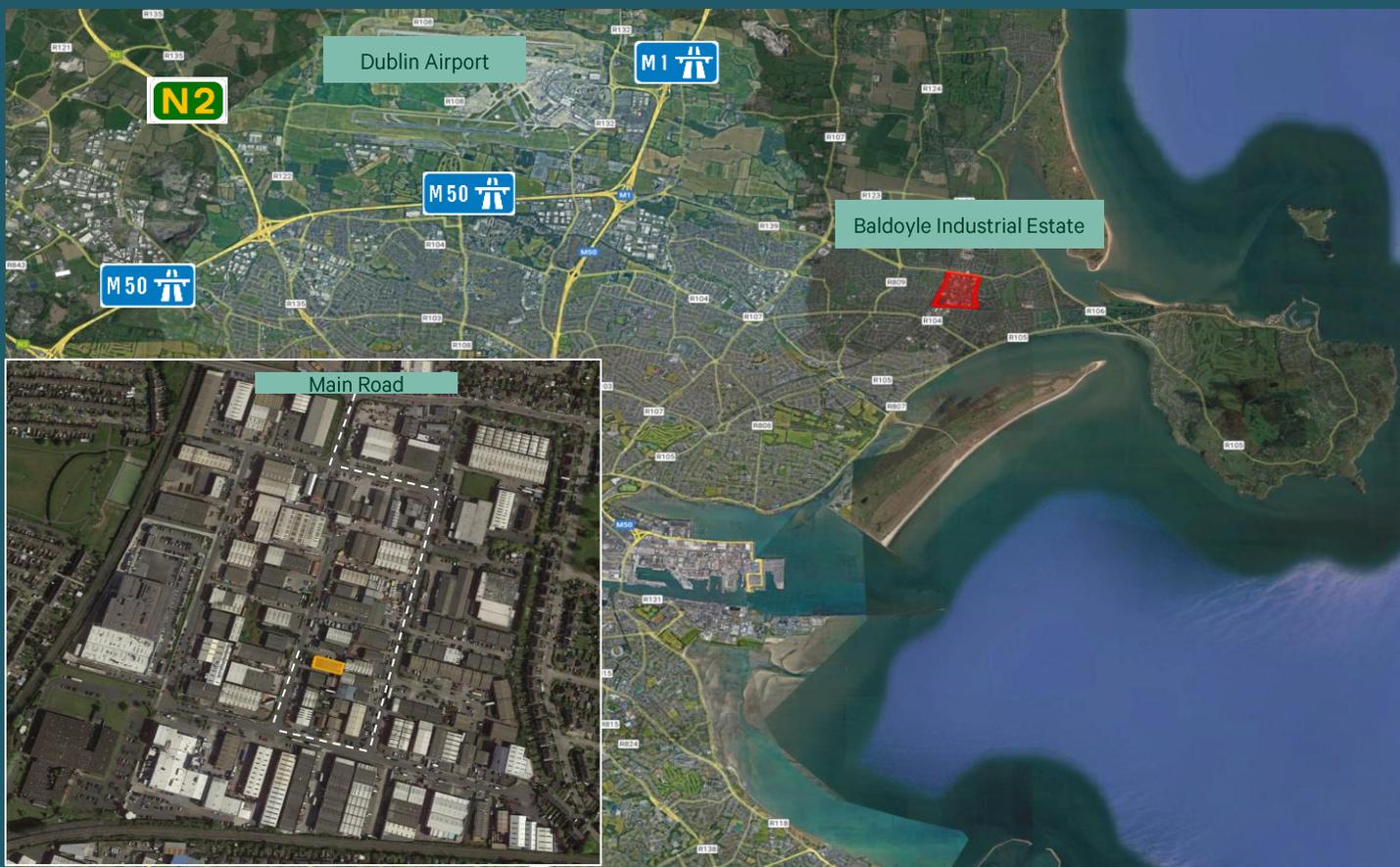
14 minutes

From the Port Tunnel

17 minutes

From Dublin Airport

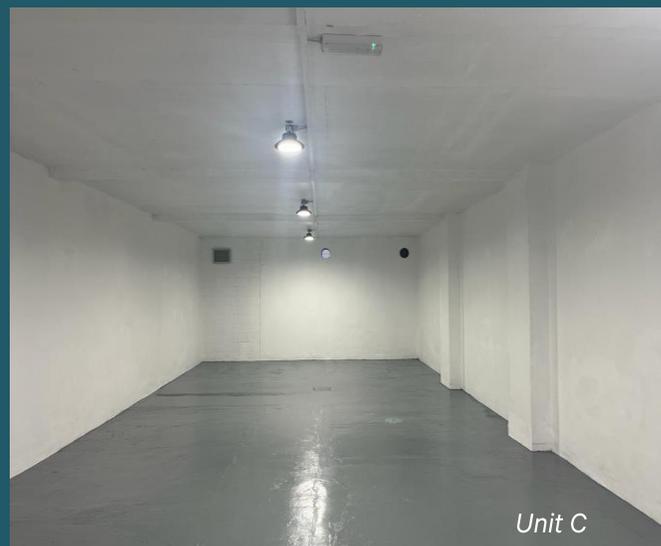
- Units 62A to 62G Grange Close are situated within the established Baldoyle Industrial Estate. This mature business park is a popular location for wide variety end users given its close proximity to the M50 Motorway/Junction 3, only approx. 6.6km and walking distance to Howth Junction DART Station (approx. 3km)
- The location enables easy access to the M1 Motorway (approx. 6.5km), the Dublin Port Tunnel (approx. 8.1km), Dublin Airport (approx. 9.4km), Dublin City Centre (approx. 11.4km) and all aerial routes via the M50 (approx. 6.6km)
- Neighbouring occupiers include Atlas Autoservice, An Post, Armatile (New Showroom), DropChef, Grange Building Providers, Heat Merchants (Wolseley Group), Johnstone's Decorating Centre and Mylan Pharmaceutical (multiple facilities)



Landmark	Distance	Travel Time
M1	6.5 km	13 minutes
M50 (Junction 3)	6.6 km	13 minutes
M50 (Junction 2)	8 km	14 minutes
Dublin Airport	9.4 km	17 minutes
Port Tunnel	8.1 km	14 minutes
Dublin City Centre	11.4 km	30 minutes

## Description

- The subject property comprises a scheme of 7 individual units extending to a total area of approx. 818 sq. m. (8,806 sq. ft.) - see schedule of accommodation for individual unit sizes
- The property is of concrete blockwork to full height with a pebble dash finish to the external front facade
- Clear internal height of approx. 3 metres (Warehouse Units A, C, D, E, F and G), with a double metal deck roof incorporating translucent roof panels.
- The front two storey section has a double skin asbestos roof, with warehouse at ground floor (Unit A) and offices at first floor level (Unit B)
- The unit benefits of secure car parking to the front of the property
- Units C to G are accessed from the side lane via a second security gate



## Accommodation Schedule



Accommodation	Type	SQ M (GEA)	SQ FT (GEA)
Unit A	Studio Unit	77	829
Unit B	Office Unit (Entire First Floor)	218	2,347
Unit C	Warehouse Unit	96	1,033
Unit D	Studio Unit	103	1,109
Unit E	Warehouse Unit	93	1,001
Unit F	Warehouse Unit	91	980
Unit G	Warehouse Unit	140	1,507
<b>Total</b>		<b>818</b>	<b>8,806</b>



### Rent

On application

### Business Rates

On application

### Service Charge

On application

### Inspections

Inspections are by appointment only with the sole letting agent CBRE

### BER Details



## Contact Us

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