

TO  
LET

FJ | FRISBY

COMMERCIAL PROPERTY SPECIALISTS



**A8 DARTMOUTH HOUSE  
KYLEMORE ROAD,  
DUBLIN 10**

- LARGE ENCLOSED YARD FENCED WITH ELECTRIC GATES
- HIGH PROFILE LOCATION SUITABLE FOR A VARIETY OF USERS
- 0.64 ACRES APPROX. (27,850 SQ. FT. / 2,587 SQ. M)
- AVAILABLE IMMEDIATELY

For all enquiries call or visit our website:

**01 2933800 | [www.fjfrisby.ie](http://www.fjfrisby.ie)**





## LOCATION

A8 Dartmouth House is situated within the Dartmouth House complex located on Kylemore Road. The estate is ideally located a short distance from Junction 7 and Junction 9 of the M50 motorway providing access to all main arterial routes. The area enjoys excellent public transport links and is served by numerous bus routes. The Bluebell and Kylemore LUAS stops are situated nearby. Kylemore Road is a busy thoroughfare, linking the Naas Road with Ballyfermot and is favored by showroom, wholesale, retail warehouse users, furniture outlets, motor sales and storage companies. Adjacent to Westlink Industrial Estate and opposite Kylemore Park North. Adjoining occupiers include Lynskey Engineering, Nesta Storage, Screwfix, Howdens, Aldi, Homebase, Mr. Price, Southside Motor Factors and more.



## DESCRIPTION

The property available to let is a large enclosed and secure yard with fencing and electric gates for access. Access is via two sets of electric gates from Kylemore Road to the rear of the Dartmouth House Complex. Suitable for a variety of users and viewing is advised.

## ACCOMMODATION (APPROX)

	SQ FT	SQ M
<b>Yard</b>	<b>27,850</b>	<b>2,587</b>
<b>TOTAL</b>	<b>27,850</b>	<b>2,587</b>
<b>0.64 ACRES APPROX.</b>		



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

**F. J. Frisby & Associates Limited** | Suite 17 | The Mall | Beacon Court | Sandyford | Dublin 18 | D18 E3C8

Tel: 01 2933 800 Email: [info@fjfrisby.ie](mailto:info@fjfrisby.ie) Web: [www.fjfrisby.ie](http://www.fjfrisby.ie)

PSRA Licence No: 002980

**Note:** These particulars are issued by the Agents on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them, the Agents, for themselves and for the vendor/lessor whose agents they are, give notice that: - (i) The particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, reference to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (iii) Neither the Agents or their employees have any authority to make any or give any representation or warranty in relation to the property.