

TO LET

Unit D7 Ballymount Drive Ballymount Industrial Estate Dublin 12, D12 PP76



Mid-terraced industrial unit extending to approx. 515 sq. m (5,542 sq. ft) including office accommodation of approx. 188 sq. m (2,024 sq. ft). In addition, there is a concrete mezzanine extending to approx. 172 sqm (1,851 sqft).



Recently refurbished to a high standard, incorporating an insulated metal deck roof & new double-glazed windows.



Clear internal height of approx. 5.2m with loading access via 1 no. roller shutter door.



6 no. demarcated car parking spaces are provided to the front of the property.



The property is located off Ballymount Drive in Ballymount Industrial Estate, Dublin 12, with excellent access to the city centre and the M50. The M50 is easily reached via the Ballymount or N7 interchanges, linking to major routes south and west.

Schedule of Accommodation

Accommodation	Sq M	Sq Ft
Full Height Warehouse	175	1,883
Sub Mezzanine Floor	152	1,636
Two Storey Offices	168	1,808
Single Storey Offices	20	215
Total	515	5,542
Additional Mezzanine Floor	172	1,851

Intending tenants must satisfy themselves as to the accuracy of the measurements and information provided opposite. Approx. gross external floor areas.



Description

Warehouse

- Clear internal height of approx. 5.2m
- 1 no. roller shutter door
- Full height concrete block walls and steel portal frame construction
- 6 no. demarcated car parking spaces are provided to the front of the property
- Mezzanine extending to approx. 172 sq. m (1,851 sq. ft)
- Oil fired air heater

Offices

- Two storey offices with reception area to front elevation
- Perimeter trunking and suspended ceilings
- Motion censored LED lighting
- Electric storage heating
- Staff facilities and canteen
- Modern toilet & shower facilities

Further Information

Inspections

Inspections are strictly by appointment through the sole leasing agent Savills.

Rates Payable

The rateable valuation is €21,071.04

The rates payable for 2026 are approx. €6,089

BER

BER C1

Rent

On Application

Contacts

For further information or to arrange a viewing please contact:

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Nearby Occupiers



PROPERTY MISREPRESENTATION ACT

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