

**FOR SALE OR TO LET**

# MODERN INDUSTRIAL PREMISES

## UNIT 5 BALLYMOUNT BUSINESS PARK

BALLYMOUNT INDUSTRIAL ESTATE,  
WALKINSTOWN, DUBLIN 12

- **High Profile Industrial Unit**  
1,160 sq.m./12,500 sq.ft.
- **Two Storey Office**  
**Accommodation**
- **Generous Car Parking**

Access to the M50 motorway at junctions 9 and 10 Red Cow  
and Ballymount Interchanges

Eaves height approximately 6.5 metres

Loading access via 2 electrically operated loading doors







## Accommodation

	APPROX. SQ. M.	APPROX. SQ. FT.
<b>Ground Floor Warehouse</b>	<b>1,024</b>	<b>11,020</b>
<b>Includes Ground Floor Offices</b>	<b>(128)</b>	<b>(1,378)</b>
<b>Plus First Floor Offices</b>	<b>137</b>	<b>1,475</b>
<b>TOTAL GROSS FLOOR AREA</b>	<b>1,160</b>	<b>12,500</b>

## Location

The property is prominently located within Ballymount Industrial Estate on Ballymount Drive with direct frontage to Ballymount Road. The estate is long established and sought after and is consistently fully occupied.

## Description

The property comprises a mid-terraced Industrial Unit of precast concrete frame construction with a double skin insulated metal deck roof and Perspex roof lighting. There are full height concrete block walls finished with pre-coated insulated steel cladding to the front and rear elevations. The warehouse has a clear internal height of approximately 6.5 metres. There is a painted concrete floor and loading access is via 2 electrically operated roller shutter doors in rear elevation.

The two storey office accommodation is situated at the front of the property and is fitted out to include plastered and painted walls, toilet facilities, suspended ceilings, carpets, heating, lighting, CAT 5 cabling and a kitchenette. There is ample car parking at the front of the building.

The building is ready for immediate occupation.



## Available either For Sale or To Let

The property is available for sale by private treaty or to let on repairing and insuring terms.

For Sale Guiding €80 per sq.ft.

To Let Guiding €7.50 per sq.ft. per annum

## Services

We understand that all main services are provided and connected to the premises including water, electricity (3 phase), gas, drainage, sewerage and telecommunications.

## Inspection

Strictly by Prior Appointment Only

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& Associates**  
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## Summary

- Convenient location
- Single and Three Phase Power
- Bright spacious open plan and private offices included
- All main services provided
- Burglar Alarm & Security cameras Installed
- Recently refurbished to high standard throughout
- Security shutters and goods doors protectors installed
- Inspection highly recommended



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.