

**TO LET**  
**MODERN OFFICE**  
**&**  
**INDUSTRIAL PREMISES**  
**AT**  
**Bluebell Industrial Estate,**  
**Bluebell,**  
**Dublin 12**



**LOCATION**

Bluebell Industrial Estate is located just off the Kylmore Road, with access to the M50 via the Red Cow Roundabout (Junction 9), providing easy access to Dublin Port, Port Tunnel and the main arterial routes to and from Dublin city centre.

Portobello House occupies a high profile position on Bluebell Avenue, approximately 300m from its junction with the Kylemore Road and also benefits from being within walking distance of the Luas Red Line with a stop at Kylemore, providing direct access to the city centre.

- ◆ Newly Refurbished
- ◆ High Profile Location
- ◆ Ideal Showroom
- ◆ Suit wide variety of uses

**F.J. Frisby**  
**& Associates**

Industrial Property Specialists



## DESCRIPTION

Construction consists of a steel portal frame with concrete block walls. Double skin insulated cement roof sheeting incorporating 10% natural lighting and reinforced concrete floor throughout. Goods access is available via Roller Shutter door, 14 ft. high x 12 ft wide and eaves height in the production area is 4.5m (14 ft).

The premises incorporates two storey offices constructed to high standard offering excellent workspace incl. general, private, and meeting room accommodation.

## ACCOMMODATION

	APPROX. SQ. M.	APPROX. SQ. FT.
Factory / Warehouse	975	10,500
plus Ground Floor Offices	209	2,250
plus 1st Floor Offices	209	2,250
<b>Total</b>	<b>1,393</b>	<b>15,000</b>

## LEASE TERMS

The property is offered to let on a long or short term lease.

### Rent

€ 6.00 per sq ft per annum plus rates and Insurance as applicable.

## SERVICES / GENERAL

All mains services are installed including:

- Mains Water and Drainage
- Single and Three Phase Power
- Lighting throughout
- Burglar Alarm
- Mains Electricity

## *Inspection*

**Strictly by Prior Appointment Only**

**F.J. Frisby & Associates Ltd**  
**Suite 17, The Mall, Beacon Court**  
**Sandyford, Dublin 18**  
**Tel: 2933 800 Fax: 2933 804**  
**E-mail: [info@fjfrisby.ie](mailto:info@fjfrisby.ie)**

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