

INVESTMENT FOR SALE

MODERN INDUSTRIAL PREMISES

UNIT 85 GRANGE WAY, BALDOYLE INDUSTRIAL ESTATE, BALDOYLE, DUBLIN 13.



LOCATION

The property is situated in Baldoyle Industrial Estate, in north county Dublin. The estate is accessed from Grange Road, which links the villages of Donaghmede and Baldoyle. The location is approximately 10km north east of Dublin city centre.

A recent extension to the near by Malahide Road (N32), provides easy access to the M1, the M50, Dublin Airport and the new Dublin Port Tunnel, offering direct access to Dublin dock lands. Access to the M50 and M1 provide direct routes to all major arterial roads serving the north, south and west of the country. The estate is well serviced by both Dublin Bus and the DART train system.

The location therefore is well sought after by both small and large industrial users.

F.J. Frisby
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Industrial Property Specialists

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DESCRIPTION

Unit 85 comprises of a single storey mid -terraced industrial unit c.3,020sq.ft. /281sq.m. constructed with concrete block walls and steel frame supporting a double skin insulated corrugated asbestos cement roof, and concrete floors throughout.

Single storey offices are incorporated internally to the front of the building and comprise reception, 2 no. private offices and male/female toilet facilities, with additional administrative offices at first floor level.

Headroom in the production area is 6.3m to the underside of eaves. Container goods access is by means of steel roller shutter door measuring 4.9m x 4.3m located in the front elevation. Ample parking and circulation area is provided to the front of the building.

ACCOMMODATION	APPROX. SQ. M.	APPROX. SQ. FT
Factory / Warehouse	281	3,020
<i>Incl.</i> Ground Floor Office, & Toilets	(40)	(427)
TOTAL GROSS FLOOR AREA	281	3,020

SALE TERMS

Guide Price €230,000

TENANCY

The property is let on a full repairing and insuring lease to J.S. Dobbs & Co. Ltd. for a term of 25 years from 1999 at a passing rent of €23,000 per annum.

SERVICES / GENERAL

- Convenient location
- Single and Three Phase Power
- All main services provided to the property
- Burglar Alarm & Security Shutter
- Central heating throughout

Viewing strictly by appointment

Inspection

Strictly by Prior Appointment Only

F.J. Frisby & Associates Ltd

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