

FOR SALE
INDUSTRIAL PREMISES
AT
UNIT B3
DARTMOUTH HOUSE,
KYLEMORE ROAD, DUBLIN 10.



Location

Dartmouth House Complex is located off the Kylemore Road, opposite Kylemore Park North and adjoining Westlink Industrial Estate. The estate is ideally located a short distance from Junction 7 & Junction 9 of the M50 Motorway providing access to all main arterial routes to & from the city. The property benefits from being in close proximity to the Kylemore Road and the Naas Road (N7) and has direct access to Dublin City Centre which is located approximately 7.5kms to the east.

The area enjoys excellent public transport links and is served by numerous Dublin Bus routes along the Kylemore Road. The Bluebell & Kylemore Luas stops are situated nearby.

F.J. Frisby
& Associates
Commercial Property Specialists

BER C3



DESCRIPTION—Unit B3

Unit B3 Dartmouth House, a mid terrace industrial unit approximately 500sq.m / 5,430sq.ft. with ground floor office accommodation. Construction consists of concrete block walls, concrete floor and metal deck roof with a dual aspect roof glazing allowing maximum natural light.

Loading access is via ground level roller shutter door. The property has been refurbished and upgraded to a high standard.

The office accommodation is finished to a good specification and incorporates reception hall, kitchenette, male & female toilets plus reception office and two private offices. The general specification includes painted & plastered walls / suspended ceilings, LED light fittings and carpet floor covering throughout. Factory Area has painted walls and floors and high power LED lighting.

ACCOMMODATION

APPROX.
SQ. M.

APPROX.
SQ. FT.

Factory / Warehouse incl Ground floor Offices

TOTAL GROSS FLOOR AREA

504

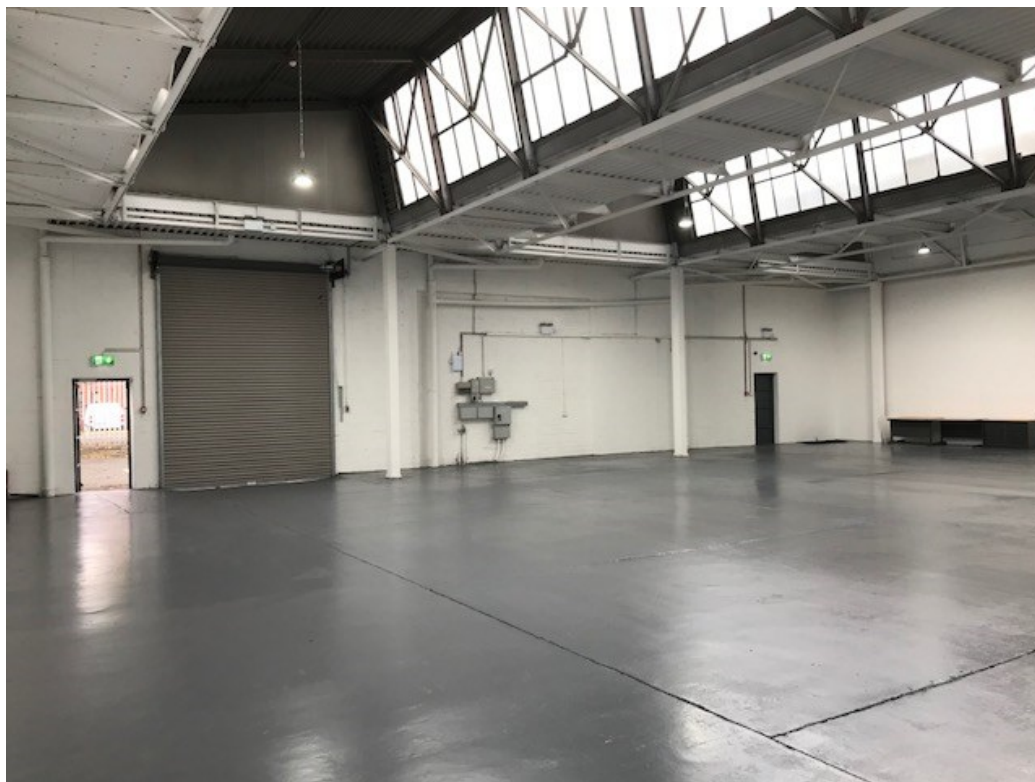
5,430

Available For Sale

Offers Invited Excess €350,000 Exclusive

SERVICES / GENERAL

- Convenient location
- Electric Storage Heating in office area
- Burglar Alarm
- * Single and Three Phase Power
- * All main services provided
- * Inspection highly recommended



Inspection

Strictly by Prior Appointment Only

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