

**TO LET**  
**Newly Refurbished & Modern**  
**Industrial Premises**  
**AT**  
**UNIT 67A CHERRY ORCHARD**  
**INDUSTRIAL ESTATE,**  
**DUBLIN 10.**



- ◆ **Strategic Position Identified in the Cherry Orchard Industrial Estate**
- ◆ **Excellent Industrial Unit of 13,000sq.ft. with clear internal eaves height of 12 meters.**
- ◆ **Semi Detached property with loading /unloading & parking facilities.**
- ◆ **Viewing Highly recommended**

**BER C2**

**F.J. Frisby**  
**& Associates**  
Commercial Property Specialists



## LOCATION

The properties are situated in a prime position in this well established Southside Industrial Estate. Cherry Orchard is strategically situated to allow access to the N4 and M50 apx. 7km west of Dublin City Centre.

Cherry Orchard Industrial Estate enjoys strong demand and is consistently fully occupied benefitting from its close proximity to Liffey Valley Shopping Centre and the commercial environs of Ballyfermot & Palmerstown villages.

Adjoining occupants include Avcom, Parkside Hygiene, E. Cawley Ltd., Hospital & Kitchen Intl., Softline Panels, Telecom, Dublin City Council, McMahons, Lidl etc.

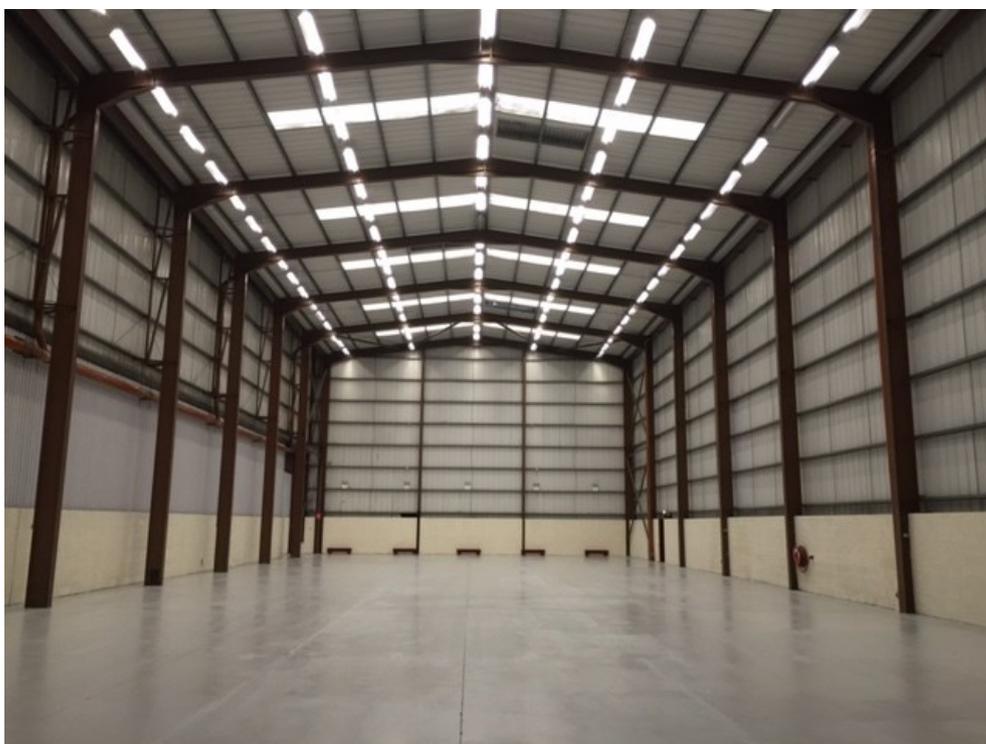
## DESCRIPTION

The premises comprise modern industrial unit offering good quality production / warehouse space with 12m eaves height .

Construction consists of steel portal frame structure with double skin insulated roof Sheeting incorporating c.10% natural lighting, concrete block walls and reinforced dust proofed concrete floors throughout. Front elevation is finished with red brickwork cladding and colour coded PVC metal cladding over to roof level.

Access for container traffic is by means of two roller shutter doors 4.5m high x 3.6m wide in front elevation.

ACCOMMODATION	SQ. M.	SQ. FT.
Warehouse	1,210	13,000
<b>TOTAL GROSS FLOOR AREA</b>	<b><u>1,210</u></b>	<b><u>13,000</u></b>



**Inspection** Strictly by Prior Appointment Only  
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