

FOR SALE

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 Rear Access via 2 electrically operated loading doors



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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 metal cladding to the front and rear elevations. The warehouse has a clear internal height of approximately 6.5 meters. There is a painted concrete floor and loading access is via an electrically operated roller shutter door with an inner security roller shutter at the rear elevation. The original building provided two roller shutter doors to the rear of the property, one of the doors is currently sealed up with block work and plastered over, could easily be reinstated if required.

The layout comprises of entrance lobby, two storey office accommodation and factory/warehouse currently subdivided and incorporating a production area, warehouse managers office, canteen, 2 break out rooms and a dispatch/storage area. The two storey office accommodation comprises a mixture of private and open plan accommodation, wc facilities, a kitchenette situated at the front of the property. There is ample car parking at the front and rear of the building.

The building is ready for immediate occupation.

Terms:

Available For Sale by Private Treaty Price Guide Offers invited excess €1,500,000 plus Vat as applicable

Accommodation

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

Intending purchasers should satisfy themselves in respect of all dimensions (see disclaimer)



Services

We understand that mains 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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Summary

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



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