

**FOR  
SALE**

**BLOCK B  
BALLYMOUNT DRIVE  
INDUSTRIAL ESTATE  
WALKINSTOWN  
D12 HN83**



**END OF TERRACE LIGHT INDUSTRIAL WAREHOUSE WITH OFFICE**

ACCOMMODATION C. 230 SQ.M / 2,500 SQ. FT. APPROX

SITUATED ON BALLYMOUNT DRIVE IN THE HEART OF BALLYMOUNT INDUSTRIAL ESTATE. THE RED COW ROUNDABOUT IS A 5 MIN DRIVE PROVIDING ACCESS TO ALL MAIN ARTERIAL ROUTES.

SUITABLE FOR OWNER OCCUPATION / INVESTMENT OPPORTUNITY

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

PSRA 002980

# LOCATION

The property is located on Ballymount Drive in the heart of the well-established Ballymount Industrial Estate. The unit is located in a cul de sac of similar units with generous access and parking. The M50 is accessible at Junction 9 Red Cow or Junction 10 Ballymount which are both within close proximity and facilitate access to all main arterial routes. This sought after location benefits from a variety of industrial, commercial, retail, and residential accommodation and remains consistently fully occupied.

# DESCRIPTION

The unit comprises a end of terrace ground floor industrial unit with office accommodation. The factory warehouse has the benefit of a roller shutter door on front elevation for vehicular access to the warehouse and enjoys an eaves height of c. 6m.

The unit is in good condition throughout visually bearing in mind its age and requires general refurbishment and redecoration.

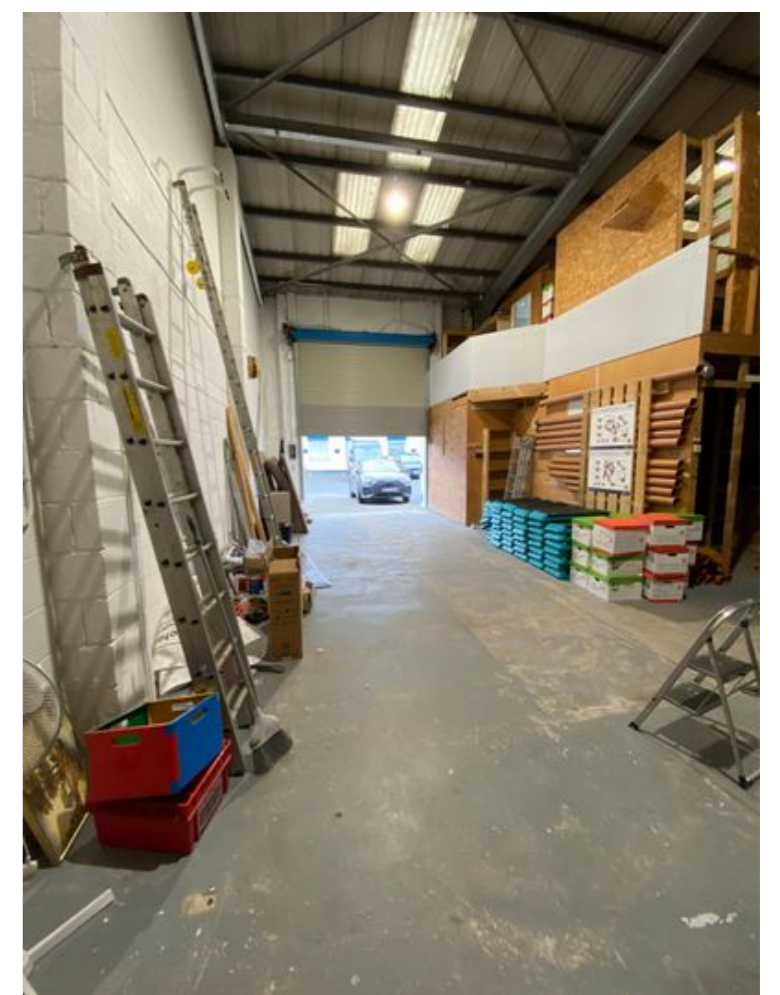
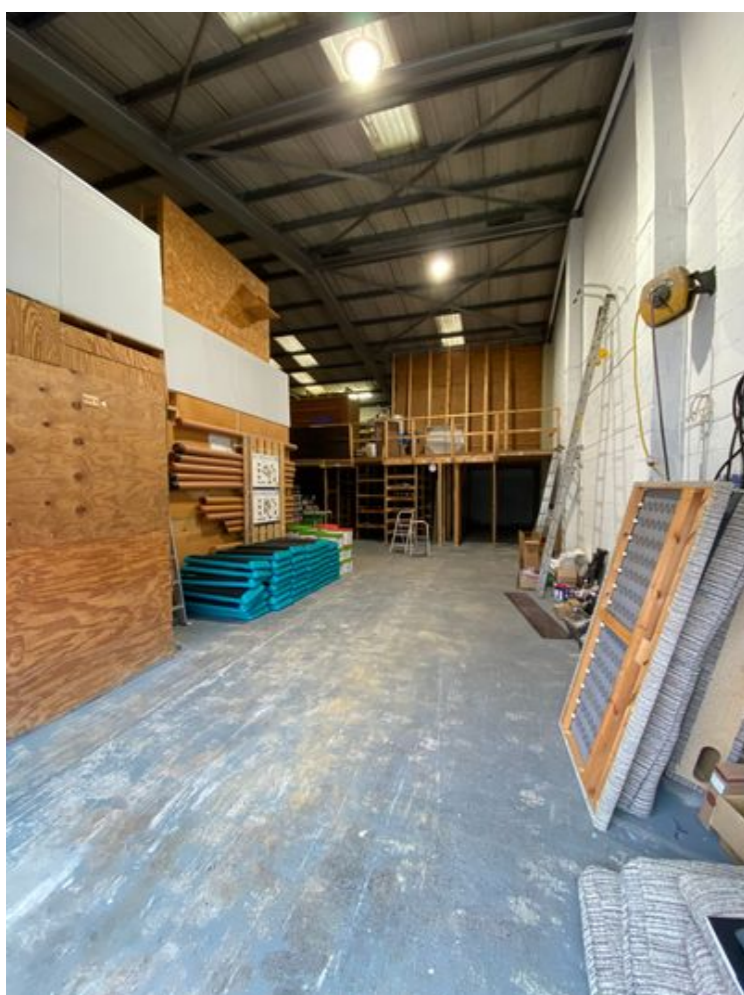
The unit has concrete portal frame, concrete block walls and concrete floor throughout. The roof covering is double skin insulated corrugated asbestos cement sheeting. PVC windows and personal entry door. Roller shutter door to warehouse and car parking for three cars plus loading bay is situated at the front of the property.

Suitable for many uses and with vacant possession is available for an immediate sale.

## Services / General

- All main services provided
- Single and Three Phase Power
- Convenient Location
- Ample parking, loading and access.
- Ideal lot size to suit owner occupation or investment.
- Title Freehold

| <u>Accommodation</u>           | <u>Sq. ft. (approx.)</u> | <u>Sq. m. (approx.)</u> |
|--------------------------------|--------------------------|-------------------------|
| Industrial Warehouse / Factory | 2,500                    | 230                     |
| <b>Total Gross Floor Area</b>  | <b>2,500</b>             | <b>230</b>              |



## PRICE AVAILABLE UPON REQUEST

Inspection by appointment  
F.J. Frisby & Associates Ltd.  
Suite 17, The Mall, Beacon Court,  
Sandyford, Dublin 18  
Tel: 01 2933800  
Email: emma@fjfrisby.ie

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