

**FOR
SALE**

**UNIT 84
BALDOYLE INDUSTRIAL ESTATE
GRANGE WAY
BALDOYLE
DUBLIN 13**



**MID-TERRACE INDUSTRIAL UNIT
LOCATED IN BALDOYLE INDUSTRIAL ESTATE**

3,030 SQ. FT. / 280 SQ. M APPROX.

WAREHOUSE UNIT SUITABLE FOR A VARIETY USES.

RECEPTION, MEETING ROOM AND OFFICES TO THE FRONT OF THE PROPERTY, WAREHOUSE ACCOMMODATION AND FULL HEIGHT ROLLER SHUTTER DOOR FOR GOODS ACCESS.

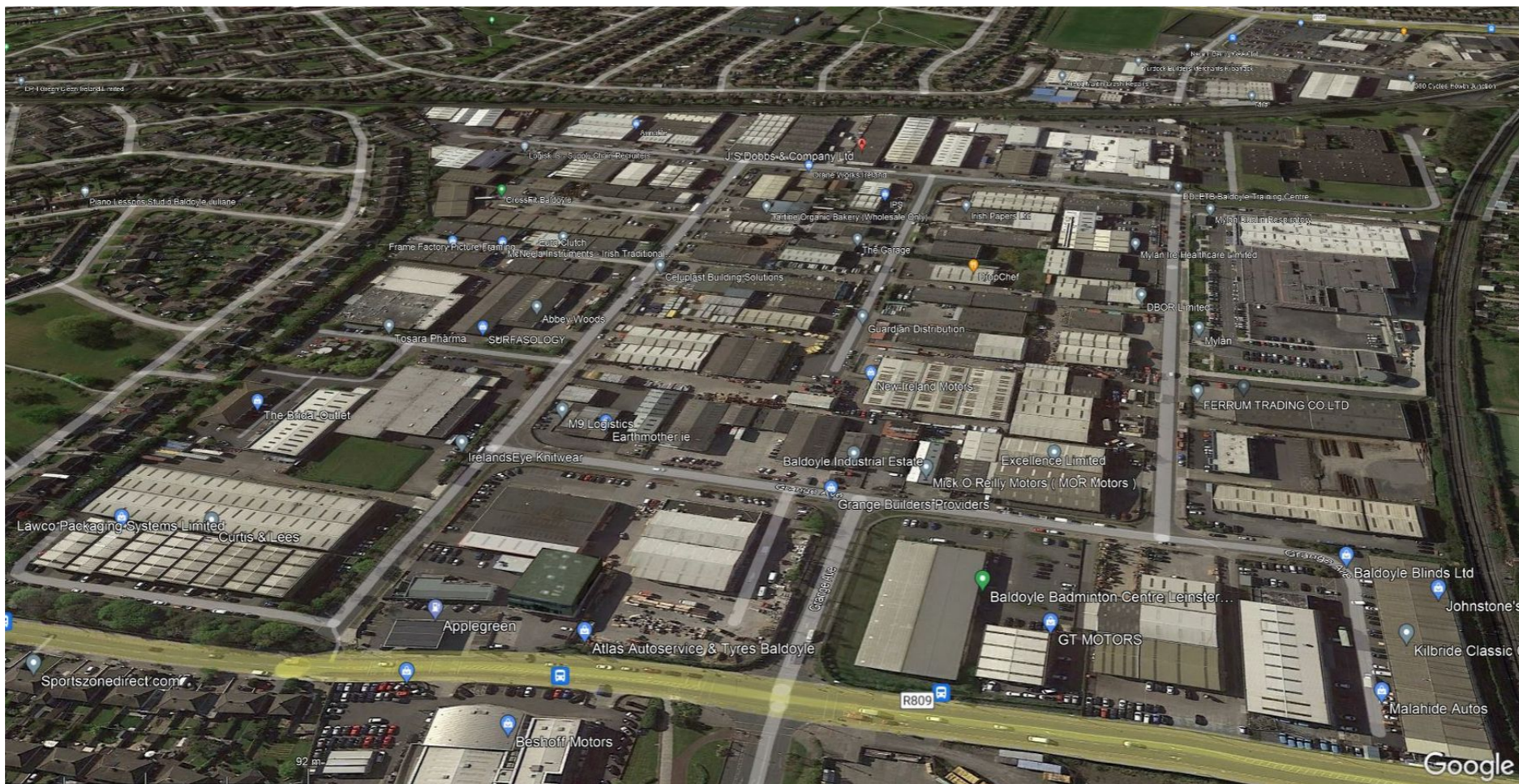
LOCATED IN THE WELL ESTABLISHED INDUSTRIAL HUB OF BALDOYLE INDUSTRIAL ESTATE AND IN CLOSE PROXIMITY TO THE M50 WHICH SERVES ALL MAIN ARTERIAL ROUTES.

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

PSRA 002980

LOCATION

Baldoye Industrial Estate is a well established industrial hub in the north of Dublin. This area enjoys excellent access to the M50, serving all main arterial routes to the country and is located in close proximity to Dublin Airport and Dublin Port Tunnel. Units 84 is located off Grange Way within Baldoye Industrial Estate, in a cul de sac of similar units.



DESCRIPTION

The property comprises a single storey, mid-terraced industrial unit. The unit is constructed with concrete block walls and concrete frames supporting a double skin insulated corrugated asbestos cement roof and concrete floors throughout.

Single storey offices are incorporated internally to the front of the buildings and comprise of reception, boardroom, 3 private offices, showroom and WC facilities. There is access for container goods via steel roller shutter door. Headroom in the production area is 6.3m to the underside of the eaves.

The property is provided with all mains services including; single and three phase power, burglar alarm, security shutters, ample parking, loading and access and convenient location.



PRICE ON APPLICATION

<u>Accommodation</u>	<u>Sq. ft. (approx.)</u>	<u>Sq. m. (approx.)</u>
Unit 84: Industrial Warehouse / Factory (Incl. Ground Floor Offices)	3,030	280
TOTAL FLOOR AREA	3,030	280

Inspection by appointment
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