

**TO
LET**

**UNIT 82
BALDOYLE INDUSTRIAL
ESTATE
GRANGE WAY
BALDOYLE
DUBLIN 13**



END OF TERRACE INDUSTRIAL UNIT LOCATED IN BALDOYLE INDUSTRIAL ESTATE

SUPERB INDUSTRIAL UNIT WITH WAREHOUSE AND OFFICE ACCOMMODATION

6,400 SQ. FT.

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

AMPLE PARKING TO FRONT OF BUILDING.

LEASE TERMS AVAILABLE UPON REQUEST.

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

PSRA 002980

LOCATION

Baldoyle 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 82 is located off Grange Way within Baldoyle Industrial Estate, in a cul de sac of similar units.

DESCRIPTION

Unit 82 Baldoyle Industrial Estate comprises an end of terrace industrial unit with mezzanine floor. The unit is constructed of concrete block walls and concrete frames supporting a double skin insulated corrugated asbestos cement roof and concrete floors throughout. There is access for container goods via steel roller shutter doors to the front of the warehouse. The headroom in the warehouse measures 6m to the eaves. There is fluorescent lighting throughout.

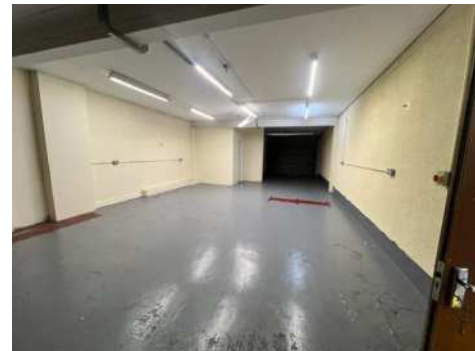
There are single storey offices incorporated internally to the front of the building, to include WC facilities and staff canteen. Additional first floor office accommodation has been provided above ground floor offices, which is not included in the accommodation breakdown as it is of a temporary nature.

The property has the benefit of a more recent two-storey extension to the side of the existing warehouse which is constructed with concrete flooring, concrete block walls, steel frame and double skin metal deck roof. There are dual roller shutter doors at ground and first floor level for goods access. This area measures 2,596 sq. ft. over both floors.

The property enjoys a large forecourt area with ample parking and space for goods access. The property presents in very good condition throughout.

Services / General

- All main services provided • Single and Three Phase Power • Convenient Location • Ample parking, loading and access.
- Burglar Alarm & security shutters installed on ground floor windows.



<u>Accommodation</u>	<u>Sq. ft. (approx.)</u>	<u>Sq. m. (approx.)</u>
Unit 82 Industrial Warehouse / Factory	5,810	540
Incl. Ground Floor Offices	590	55
TOTAL FLOOR AREA	6,400	595

LEASE TERMS AVAILABLE ON APPLICATION

Inspection by appointment
F.J. Frisby & Associates Ltd.
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