

**FOR
SALE**

**UNIT 4
BALLYBOGGAN BUSINESS
CENTRE
BALLYBOGGAN ROAD
GLASNEVIN
DUBLIN 11**



**END OF TERRACE, MODERN INDUSTRIAL UNIT WITH OFFICE,
SHOWROOM AND WAREHOUSE**

1,800 SQ. FT. (171 SQ. M.) approx.

LAI D OUT OVER TWO FLOORS. THE GROUND FLOOR IS SUITABLE FOR TRADE / OFFICE USE AND BENEFITS FROM A WAREHOUSE STORAGE AREA.

THE FIRST FLOOR HAS POTENTIAL FOR SHOWROOM OR OFFICE USE.

FOR SALE WITH VACANT POSSESSION

SUITABLE FOR A VARIETY OF USERS.

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

PSRA 002980

LOCATION

Ballyboggan Business Centre is located on the busy thoroughfare of Ballyboggan Road in Glasnevin, Dublin 11. The Ballyboggan Business centre is a development of 16 units of similar size and is located within close proximity to Dublin Industrial Estate a well established industrial hub. It is easily accessed via Junction 6 of the M50 which is 5km away and serves all main arterial routes throughout the country. The property is located within 6km of Dublin City Centre. Broombridge Luas station is a short distance from the property providing ease of access and the area is served by all major Dublin Bus routes. Nearby occupiers include, Grip Doctors, McNevin Windows & Doors, Pampered Pups, Revolution Fitness, and more.

DESCRIPTION

The subject property comprises an end of terrace, modern industrial / trade unit which is located within a cul de sac of similar units with a security gate at the entrance. The property benefits from 3 car parking spaces and a loading bay. The ground floor of the property is currently laid out as an office / trade counter area with a warehouse / storage space of 250 sq. ft. (23 sq. m.) and a height of 3.2m. The ground floor was previously laid out as warehouse only and with some minor modifications could be reinstated to increase warehouse/storage area.

The first floor is currently laid out as a showroom, however it would also be suitable for additional office space. The first floor has windows to the front facade which provide ample light to the space.

The property is of concrete block construction with an insulated metal deck roof. The property has suspended ceilings on the ground and first floor and plastered internal walls on the first floor. There are powder coated, double glazed windows throughout. There are two access doors and one double door for loading, all of which are double skin metal insulated doors. The front elevation is made up of cladding panels and forticrete blockwork.

The property is supplied with electricity and has its own gas supply. The property is fitted with burglar and fire alarms.



| <u>Accommodation</u> | <u>Sq. ft. (Approx.)</u> | <u>Sq. m. (Approx.)</u> |
|----------------------|--------------------------|-------------------------|
| Ground Floor | 924 | 85 |
| First Floor | 929 | 86 |
| <u>Total</u> | <u>1,853</u> | <u>171</u> |

PRICE AVAILABLE UPON REQUEST.

Inspection

Strictly by prior appointment only

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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