

TO LET

UNIT B2 DARTMOUTH HOUSE DARTMOUTH INDUSTRIAL ESTATE KYLEMORE ROAD DUBLIN 10



MODERN TERRACED INDUSTRIAL UNIT WITH TWO STOREY OFFICES / SHOWROOMS

7,928 SQ. FT. (737 SQ. M.) approx.

WAREHOUSE WITH LOADING BAY.

GROUND AND FIRST FLOOR OFFICES, SUITABLE FOR OFFICE OR
TRADE COUNTER / SHOWROOM USAGE.

AVAILABLE IMMEDIATELY.

SUITABLE FOR A VARIETY OF USERS.

F.J. Frisby
& Associates
Commercial Property Specialists

PSRA 002980

LOCATION

Unit B2 is situated within the Dartmouth House complex located on Kylemore Road. The estate is ideally located a short distance from Junction 7 and Junction 9 of the M50 motorway providing access to all main arterial routes. The area enjoys excellent public transport links and is served by numerous bus routes. The Bluebell & Kylemore LUAS stops are situated nearby Kylemore Road is a busy thoroughfare, linking the Naas Road with Ballyfermot and is favoured by showroom, wholesale and retail warehouse users ranging from carpet and tiling showrooms, furniture outlets and motor sales. Adjacent to Westlink Industrial Estate and opposite Kylemore Park North. Adjoining occupiers include Lynskey Engineering, Nordan, Screwfix, Howdens, Nesta Storage, Aldi, Homebase, Mr. Price, Southside Motor Factors etc.

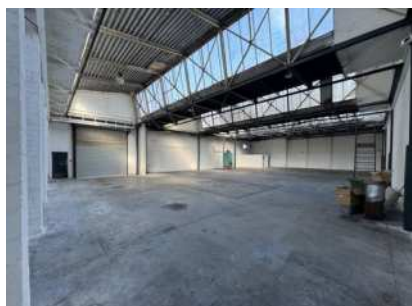
DESCRIPTION

The subject property comprises a mid-terraced industrial / trade unit with warehouse and office accommodation. There is a large warehouse of 5,984 sq. ft. which incorporates warehouse toilets. Construction consists of concrete block walls, concrete floor, metal deck roof with a dual aspect roof glazing allowing maximum natural light.

The warehouse benefits from an electric roller shutter door to the front of property on right hand side which facilitates goods in and out. The warehouse has a 6m eaves height and has recently been fitted with new high power LED lighting.

The accommodation incorporates two storey office or showroom facilities with generous reception area or trade counter and toilets on ground and first floor, all of which have been recently upgraded with fresh paint, flooring, heating and new lighting throughout, ready for immediate occupation. The ground floor windows and doors are fitted with electric roller shutters.

There is car parking and loading access to the front of the property. All mains services are installed including: electricity, three phase power and burglar alarm.



Accommodation	Sq. ft.	Sq. m.
Warehouse	5,984	556
Ground Floor Offices	972	90
First Floor Offices	972	90
TOTAL	7,928	737

**RENT & LEASE TERMS AVAILABLE
UPON REQUEST.**

Inspection

Strictly by prior appointment only

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