

TO LET

UNIT 100 GRANGE VIEW BALDOYLE INDUSTRIAL ESTATE BALDOYLE DUBLIN 13



MODERN END OF TERRACE INDUSTRIAL UNIT IN BALDOYLE INDUSTRIAL ESTATE

9,848 SQ. FT. (915 SQ. M.) approx.

END OF TERRACE INDUSTRIAL UNIT WITH WAREHOUSE AND
OFFICE ACCOMMODATION.

AMPLE PARKING & LOADING BAY FACILITIES.

LOCATED IN A CUL-DE-SAC OF SIMILAR UNITS.

SUITABLE FOR A VARIETY OF USERS.

ALL ENQUIRIES TO F.J FRISBY ON 01 2933800

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. Unit 100 is located off Grange Way within Baldoyle Industrial Estate, in a cul de sac of similar units.

DESCRIPTION

The subject property comprises a modern end of terrace industrial / trade unit located on a cul de sac called Grange View within Baldoyle Industrial Estate. The property has ample parking to the front and loading bays in front of roller shutter doors. The property was extended to the right hand side to expand the warehouse / storage space and to include fully fitted first floor offices.

The warehouse accommodation is of concrete block construction with a concrete column and beam frame supporting a double skin insulated metal deck roof with 10% natural lighting incorporated. The eaves height is 5.8m. The warehouse has LED lighting throughout and is currently fitted with a 10 tonne Gantry over the full length of the warehouse. There is a roller shutter door to the front elevation which is 4.9m in height and provides access for goods in and out with a loading bay. There are ground and first floor offices located to the front of the warehouse. The ground floor is laid out with WC facilities, changing room and canteen. The first floor office is of block construction in part which functions as a warehouse manager's office, there is an office extension of temporary construction to include a larger office space for which access is inside the warehouse via steel staircase.

The warehouse has a mezzanine to the rear of temporary construction, steel and wood and is approximately 2.7m in depth and runs the full width of the warehouse, access via spiral staircase. The warehouse has single and three phase power and is suitable for all industrial activities with an air extraction system in place.

The extension to the original property is laid out as warehouse/storage area on the ground floor and fully fitted offices on the first floor. There is roller shutter access to the front of the warehouse (2.7m in height) and a private office entrance.

The offices comprise reception, meeting room, kitchenette, open plan office space, private office, toilets and file storage.

Accommodation	Sq. ft.	Sq. m.
Warehouse (Incl.GF Office)	5,242	487
First Floor Offices	129	12
TOTAL	5,371	499
(First Floor Temp Offices	269	25)
(Temporary Mezzanine	365	34)
Warehouse Extension GF	2,357	219
Office Extension FF	2,120	197
TOTAL	4,477	416
TOTAL (GEA APPROX.)	9,848	915



**RENT & LEASE TERMS 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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