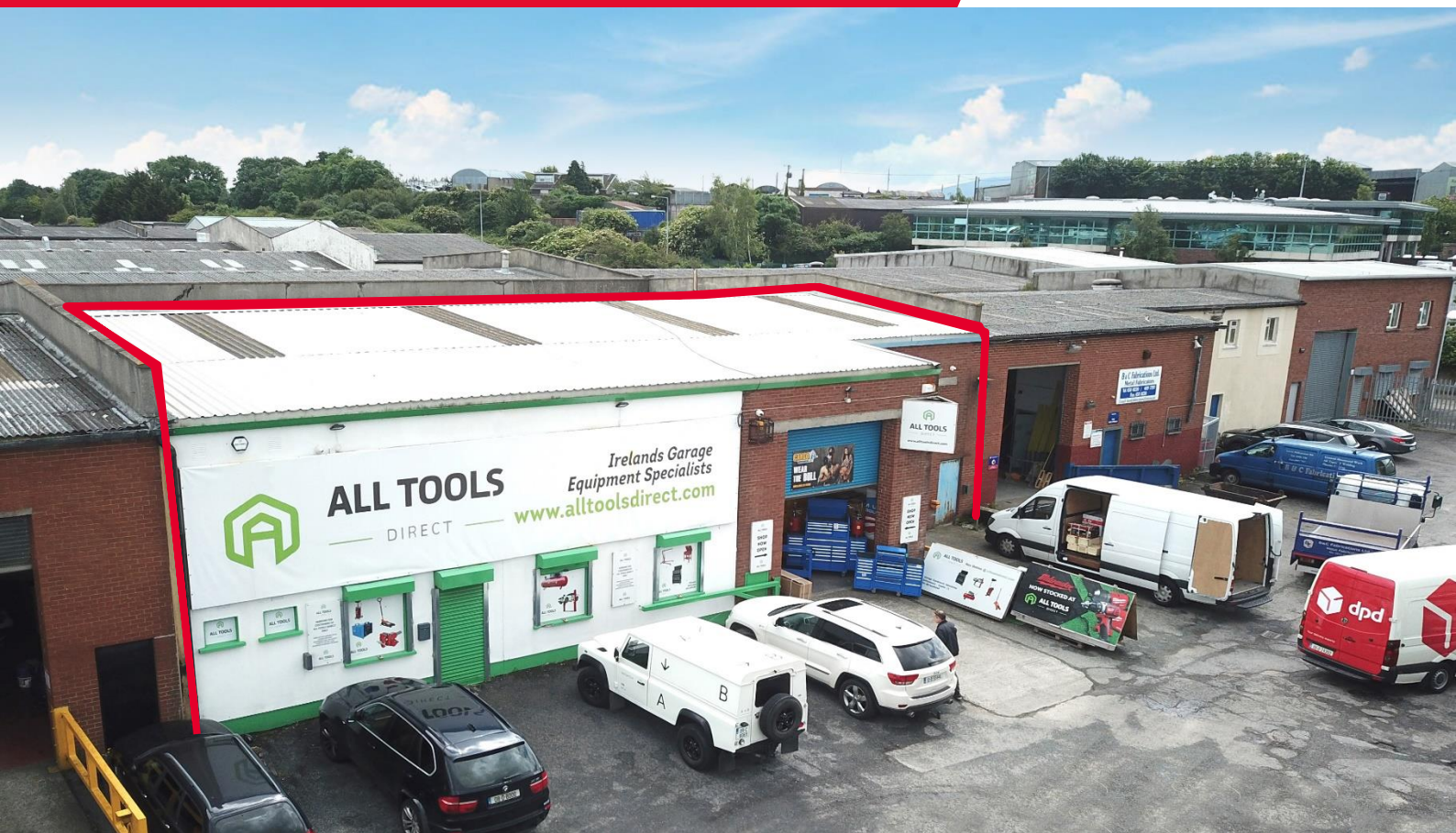


TO LET

Unit 3C Ballymount Drive, Ballymount Industrial Estate, Dublin 12



Property Highlights

Mid-Terrace Industrial Warehouse 392 sq. m (4,224 sq. ft)

- The subject property consists of a mid-terrace warehouse unit approx. 392 sq. m (4,224 sq. ft)
- The property benefits from ease of access to the M50 via J9 (Naas Road) & J10 (Ballymount) and is situated in one of Dublin's most established industrial locations
- Loading access is via 2 no. ground level roller shutter doors.
- The subject property benefits from ample car parking

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Location

The property is located within Ballymount Industrial Estate, situated off Ballymount Drive and is approx. 8 kms south west of Dublin city centre. The area surrounding the property is an established Industrial area with several Industrial estates in close proximity. These include Western Parkway Business Centre, Calmount Business Park, Turnpike Industrial Estate in addition to estates situated just off the Longmile and Naas Roads. The area is served by numerous bus routes which are accessible at nearby Walkinstown Cross, while the LUAS Red Line stop at Kylesmore Road is situated approximately 1.5 kms to the north on the Naas Road. Amenities in the immediate area includes a Maxol service station and a coffee shop/sandwich bar.

Description

Warehouse Specification

- The subject property consists of a mid-terrace industrial unit of approx. 392 sq m.
- The property comprises a portal steel frame construction with an insulated metal deck roof (incorporating translucent panels) over.
- Internally, there are full height block walls with a blended red brick / painted dash render finish to the front elevation.
- Loading access is via 2 manually operated roller shutter doors.
- An extensive steel frame mezzanine has been installed which extends to an area of 336 sq m (3,616 sq ft)

Office Specification

- The first-floor mezzanine accommodation includes an office element which is finished to a basic specification to include painted and plastered walls, a mix of carpet tiles and laminate floors, suspended ceilings incorporating recessed lighting and electric radiators.

Schedule of Accommodation

Accommodation	sq m	sq ft
Warehouse	392	4,224
Total Floor Area (GEA)	392	4,224
First Floor Office (Mezzanine)	65	700
Mezzanine Storage Space	271	2,917

Services

We have assumed that all services including electrical, water and drainage are available to the property.

Quoting Rent

Price on application (exclusive)

Rates and Service Charge

Service Charge = TBC per annum.

Commercial Rates = €6,044.40 per annum (2022)

BER Details

BER C3

BER No: 800518730

Energy Performance Indicator: 307.63 kWh/m²/yr
1.49



For illustrative purposes only.