

UNIT D7 BALLYMOUNT INDUSTRIAL ESTATE, WALKINSTOWN, DUBLIN I2

BER C2



01-638 2700

- 5,533 sqft (514 sqm) mid-terrace industrial unit with 2 storey office accommodation
- Benefits concrete mezzanine floor approx. 1,733 sqft (161 sqm)
- Situated in an established industrial estate within close proximity of Dublin City centre & M50



LOCATION

The property is situated off Ballymount Drive within Ballymount Industrial Estate, Dublin I2. The surrounding area is one of Dublin’s most popular commercial locations as a result of its convenient access to the city centre and the M50. The M50 is accessed at the Ballymount or N7 interchanges and provides access to all main arterial routes to the south and west of the country. Occupiers nearby include Smurfit Kappa, Galco Steel, MS Motors, Baxi Potterton Myson and German Auto Components to name a few.

DESCRIPTION

The property comprises a mid-terrace industrial unit of concrete block and steel portal frame construction with solid concrete flooring under a pitched corrugated roof incorporating translucent panels. The property is laid out to accommodate two storey offices to the front and warehousing to the rear. The warehousing section incorporates a solid concrete mezzanine floor which extends to approx. 161 sqm. The warehouse area benefits from an oil fired air heater, three-phase power, roller shutter door and an eaves height of approximately 5.25m. The warehouse also benefits from a dedicated kitchen/canteen area and separate male/female toilet facilities. The office section accommodates two cellular offices at ground floor level together with reception. The offices are in reasonable condition throughout and benefit from a mixture of carpeted and timber floating floors, electric storage heating and double-glazed PVC windows. 6 no. demarcated car parking spaces are provided to the front of the property.

PRICE

For Sale: **€460,000.**
 To Let : **€40,000 per annum.**

BER INFORMATION

BER: C2.
 BER Number: 800148538.
 EPI: 543.64 kWh/m2/yr.

FURTHER INFORMATION / VIEWING

For further information please contact:
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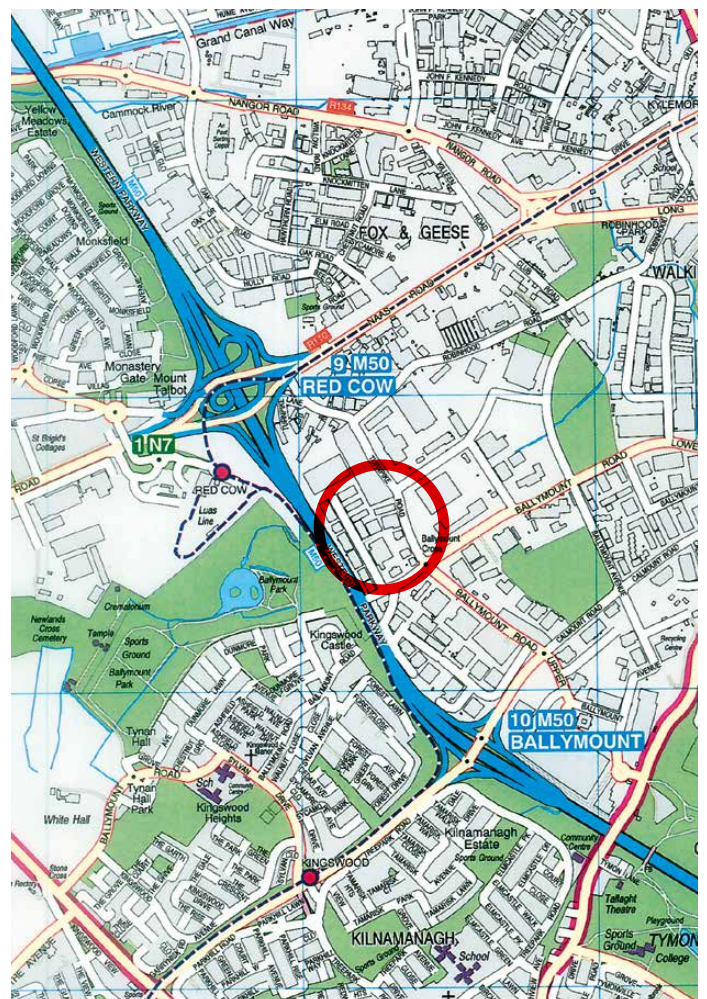
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ACCOMMODATION

Description	Sq. m (GEA)
Warehouse (Full Height)	208
Sub Mezzanine Floor	161
Two Storey Office	145
Total	514
Additional Mezzanine floor	161



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