

UNIT 13 BLUEBELL BUSINESS PARK
OLD NAAS ROAD, DUBLIN 12



01-638 2700

- Modern mid- terrace light industrial unit extending to 3,647 sq.ft
- Located minutes from N7 / M50 Interchange, adjacent to the Bluebell stop for the LUAS (Point Village to Tallaght) Red Line and 5 kms west of Dublin city centre.
- The property is in excellent condition throughout.
- Of interest to both owner occupiers and investors.



LOCATION

The property is located within Bluebell Business Park which is located on the northern side of the Naas Road approximately 5kms west of Dublin city centre, 100 metres from the Bluebell stop for the LUAS Point Village to Tallaght Red Line and approximately 1km from the N7/M50 Interchange. The surrounding area is one of Dublin's most sought after and established commercial locations with a good mix of retail, office and industrial users with well-known occupiers including FBD Insurance, McDonalds and Merlin Motor City.

DESCRIPTION

13 Bluebell Business Park comprises a mid-terrace light industrial/office building with storage and office accommodation on the ground floor and further office accommodation on the first floor. The property is of concrete portal frame construction with concrete block infill walls finished externally with profile metal cladding, feature block facade under a double skin insulated metal deck roof. Access to the warehouse/storage area to the front is via one roller shutter door and the floor to ceiling height is c.3.36m.

The offices are finished to an excellent specification including carpet covered concrete floors, suspended ceilings and plastered and painted walls whilst heating is provided via wall mounted electric heaters. The offices are laid out in predominantly cellular offices and meeting rooms and there is a canteen area to the rear of the first floor. The property has the benefit of 4 allocated car parking spaces whilst further car parking is available to the rear of the building.

ACCOMMODATION

Gross Internal (GIA) basis.

Description	Sqm	Sqft
Unit 13	338	3,647

TITLE

Long leasehold.

RATES

€5250.11

DUBLIN

St. Stephen's Green House,
Earlsfort Terrace,
Dublin 2, D02 PH42
Tel: +353 1 638 2700
Email: dublin@lisney.com

BELFAST

Montgomery House,
29-33 Montgomery Street,
Belfast, BT1 4NX
Tel: +44 2890 501 501
Email: belfast@lisney.com

CORK

1 South Mall,
Cork,
T12 CCN3
Tel: +353 21 427 5079
Email: cork@lisney.com

SERVICE CHARGE

€2,808.00 per year

ASKING PRICE

€375,000 (exc)

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney. For further information please contact:

Stephen McDonogh 01-638 2700 smcdonogh@lisney.com

James Kearney 01-638 2700 jkearney@lisney.com



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