

## UNIT 7N, BALLYMOUNT DRIVE, BALLYMOUNT, DUBLIN 12

**BER E1****01-638 2700**

- End of terrace unit totalling 328 sqm (3,530 sqft).
- Situated in one of Dublin's most popular commercial locations.
- Excellent transport links – just a few minutes from the M50.
- Plenty of car parking/yard space to the front of the unit.
- Suitable for owner occupiers or investors.



**LOCATION**

The property is situated off Ballymount Drive within Ballymount Industrial Estate, Dublin 12. 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 can be accessed at the Ballymount or N7 interchanges and provides access to all main arterial routes to the south and west of the country.

**THE PROPERTY**

Unit 7N is an end of terrace industrial unit with single storey office accommodation to the front and warehouse area to the rear.

The building is of concrete construction rendered externally in red brick all under a double skin pitched asbestos roof incorporating translucent roof lights supported on steel trusts. The warehouse areas have a sealed concrete floor, fair-faced concrete block walls, a combination of sodium and strip lighting throughout and are accessed via one roller shutter door. The warehouse areas have an internal eaves height of approximately 3.7 metres.

The single storey office accommodation is finished with plastered and painted walls and ceilings, fluorescent strip lighting and carpet covered concrete floor. There are single glazed timber framed windows with external metal security shutters throughout.

There are car parking and loading/unloading areas to the front of the property.

**TITLE**

We understand that the property is held on a long leasehold.

**SERVICES**

We understand that all the usual mains services are connected to the property including water, electricity and telephone.

**ZONING**

Local Authority Zone: OBJ EP2.

Local Authority Zone Description: To facilitate opportunities for manufacturing, Research and Development facilities, light industry and employment and enterprise related uses in industrial areas and business parks.

GZT Zone: C3 – Office, business/technology park and related.

Plan Currency: From 06.10.2010 to 05.10.2016.

Local Authority: South Dublin County Council.

**ACCOMMODATION**

Description	Sqm	Sqft
Warehouse	290	3,121
Office	38	409
<b>Total</b>	<b>328</b>	<b>3,530</b>

**BER INFORMATION**

BER: E1.

BER No: 800453599.

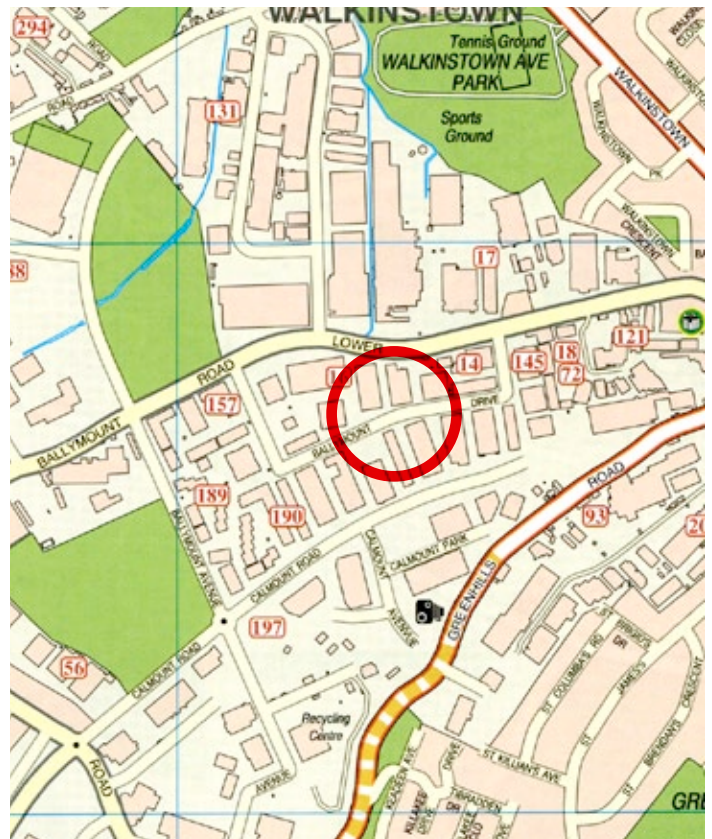
EPI: 658.51 kWh/m<sup>2</sup>/yr.

**FURTHER INFORMATION / VIEWING**

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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