

UNIT 3 M50 BUSINESS PARK, BALLYMOUNT, DUBLIN 12.

BER C3**01-638 2700**

- Extending to approximately 2,228 sqm a modern industrial HQ style facility.
- Superb commercial location.
- Generous car-parking and loading/unloading area to the front and rear.
- Excellent transport links, LUAS redline situated within walking distance.
- Situated approximately 0.5km from the M50/Ballymount junction.



LOCATION

The building is situated within M50 Business Park which is primarily a commercial development providing industrial/office units with the subject property comprising a large semi-detached modern two storey office building with ground floor storage area accessed via two roller shutter doors. The property benefits from a good profile within the park.

THE PROPERTY

The building is of steel frame construction with twin skin metal deck roof which incorporates translucent roof panels, it has concrete block walls to approx. 3m and insulated metal architectural cladding to full height. The warehouse has the benefit of a sealed concrete floor, two electric roller shutter doors for access, a clear internal height of 8.3m, a gas fired warm air system as well as sodium bulb lighting through-out.

The two storey office accommodation is fitted to a high standard and has recently undergone a significant refurbishment. The offices have the benefit of suspended ceilings with recessed lighting, painted and plastered walls, double glazed PVC windows and doors, perimeter trunking and a gas fired heating system. Outside to the front there is ample car parking.

ACCOMMODATION

Description	SqM	SqFt
Warehouse	1,232	13,261
Office	996	10,721
Total Gross External Area	2,228	23,982

TITLE

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

SERVICES

We understand that all mains services including 3-phase power are provided and connected to the property

BER INFORMATION

BER: C3.

BER No: 800385098.

EPI: 391.6 kWh/m²/yr.

ST. STEPHEN'S GREEN HOUSE

Earlsfort Terrace, Dublin 2, D02 PH42
Tel: +353 1 638 2700
Fax: +353 1 638 2706
Email: dublin@lisney.com

OTHER OFFICES

1st Floor, Montgomery House, 29-33 Montgomery Street, Belfast, BT1 4NX.
Tel: +44 2890 501 501 Fax: +44 2890 501 505 Email: property@lisney-belfast.com
1 South Mall, Cork, T12 CCN3. Tel: +353 21 427 5079 Fax: +353 21 427 2405
Email: cork@lisney.com

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

James Kearney	01-638 2748	jkearney@lisney.com
John McIntyre	01-638 2791	jmcintyre@lisney.com
Cathal Daughton	01-638 2737	cdaughton@lisney.com



Ref: CAF37608

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