

HUNTSMAN HOUSE, BALLYMOUNT CROSS INDUSTRIAL ESTATE, DUBLIN 24



CGI Image

01-638 2700

- Development site with planning permission in place for a 2,569.1 sqm (27,654 sqft) industrial premises
- Excellent logistics or distribution location
- Approximately 80m of frontage to the M50
- Close proximity to the Naas Road (N7) and the M50 Motorway
- For Sale/To Let





LOCATION

The site is located within Ballymount Cross Industrial Estate which is situated on the western side of the Lower Ballymount Road and the M50. The site has profile to the north and south bound lanes of the M50 midway between the Ballymount and Red Cow Interchanges approx. 8km southwest of Dublin City Centre.

THE PROPERTY

The subject property has recently been granted planning permission for a large detached industrial unit with a Gross External Area of approximately 2,569.1 sqm. Previously "Store It" occupied the site. The proposed new building on the property will have parking to the front and rear with approximately 80m frontage to the M50 at rear, it is proposed under the new planning permission to construct the rear façade mostly from glass in order to benefit from the high profile location on the M50. There are approximately 160,000 vehicle's per day passing the front of the building on the M50 and this figure is steadily rising.



ACCOMMODATION

Basic Specifications for Huntsman House

- 12 metre internal height
- Steel portal frame construction
- Dock leveller with tailgate loading
- 2 roller shutter doors
- 2.4 metre high wall to inside of external cladding wall
- Twin batten type fluorescent lighting
- Wired for intruder alarms and CCTV
- Electrical distribution designed for 3 phase

Offices

- Fitted reception area
- Open plan design suitable for sub division
- Painted and plastered walls
- Suspended acoustic ceiling tiles with recessed lighting
- Fully fitted toilets and tea station facilities
- Perimeter dado trunking
- Carpeted reception/offices and stairs

GROSS EXTERNAL AREAS

Gross Internal Areas	Light Industrial	Office with circulation and staff facilities	Mezzanine storage	Total
Ground Floor	2,168.7 sqm (23,344 sqft)	108.7 sqm (1,170 sqft)	-	2,277.4 sqm (24,514 sqft)
First Floor	-	104.6 sqm (1,126 sqft)	187.1 sqm (2,014 sqft)	291.1 sqm (3,140 sqft)
Total	2,168.7 sqm (23,344 sqft)	213.3 sqm (2,296 sqft)	187.1 sqm (2,014 sqft)	2,569.1 sqm (27,654 sqft)



PLANNING

Planning Reference SD16a/0216. Final Decision Granted 19th September 2016, Huntsman House, Ballymount Cross Industrial Estate, Dublin 24.

PROPOSED DEVELOPMENT

Reinstatement of new warehouse unit which includes mezzanine storage, ancillary offices on 2 floors, light industrial and staff facilities.

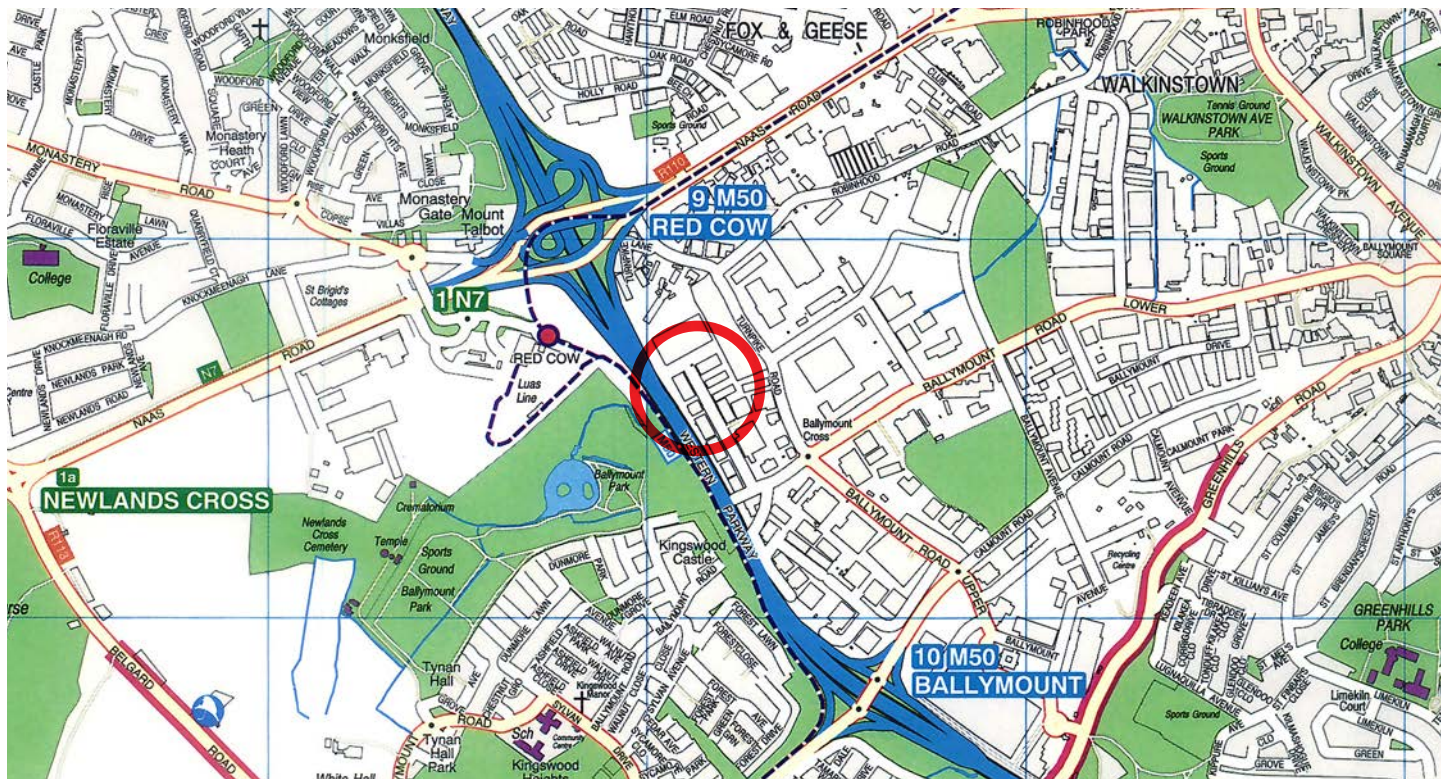
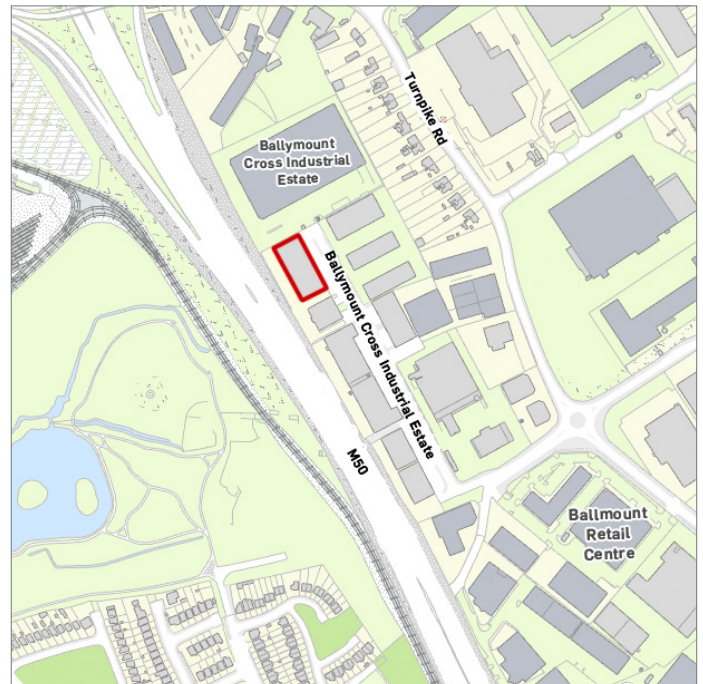
New works include drainage, landscaping and relocation of access from internal estate road Ballymount Cross Industrial Estate Road. Site boundaries remain unaltered.

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agent Lisney.

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