HARVEY

INDUSTRIAL PROPERTY SPECIALISTS

HARVEY.IE



Unit 2B Smurfit Packaging Complex, Ballymount Road Lower, Dublin 12

TO LET

BER D

1,207 sq m

1 No. Level Access Door

5.2 m Eaves Height

Superbly Located Warehouse & Office Facility with Ease of Access to the National Road Network



LOCATION HIGHLIGHTS

- Unit 2B is situated in a popular trading location, just off Ballymount Road Lower.
- Located inside the M50 motorway, providing ease of access to both the National Road Network and Dublin city centre.
- 2.4 km from N7 / M50 Interchange (Junction 9) and 1.9 km from the Ballymount M50 Exit (Junction 10).
- Occupiers in the vicinity include Home Store + More, RT Large, Howdens, Smurfit Kappa & Demesne Electrical Sales.

PROPERTY FEATURES

Warehouse

- Semi-detached warehouse & office unit.
- Single skin cement fibre roof, incorporating approximately 10% translucent panels.
- High output LED lighting.
- 1 No. level access door.
- 4.7 m clear internal height & 5.2 m internal eaves height.
- Steel portal frame construction.
- Reinforced concrete floor.

PROPERTY FEATURES CONTINUED

Office & Staff Facilities

- Well-appointed ground floor office & staff facility accommodation.
- The layout includes reception / trade counter area, two generous open plan office suites, canteen & staff facilities.
- The specification briefly comprises painted & plastered walls, solid ceilings, carpeted floor coverings, electric heating & perimeter trunking with power & data cabling.

General

- 3 phase power.
- Generous car parking provision.
- Security shutters to the front elevation.
- Please note we have not tested any apparatus, fixtures, fittings, or services. Intending tenants must undertake their own investigation into the working order of these items.



ACCOMMODATION (sq m)

Measurement Application - Gross External

Warehouse	1,138
Ground Floor Offices & Staff Facilities	69
TOTAL	**1,207**

Intending Tenants are specifically advised to verify all information, including floor and site areas. See DISCLAIMER.

LEASE & ANNUAL RENT

On application.

INSPECTION

By appointment with Sole Agent, HARVEY.

BER

BER: D
BER No. 801190307
Annual Primary Energy: 652.08 kWh/(m^2.y)



DRIVE TIMES — MINS

N7 (Naas Road)	5
M50 Motorway (Junction 9)	5
M50 Motorway (Junction 10)	4
Dublin City Centre	16
Dublin International Airport	18

(Source: Google Maps without traffic)

GPS: 53.31762 -6.34190

HARVEY

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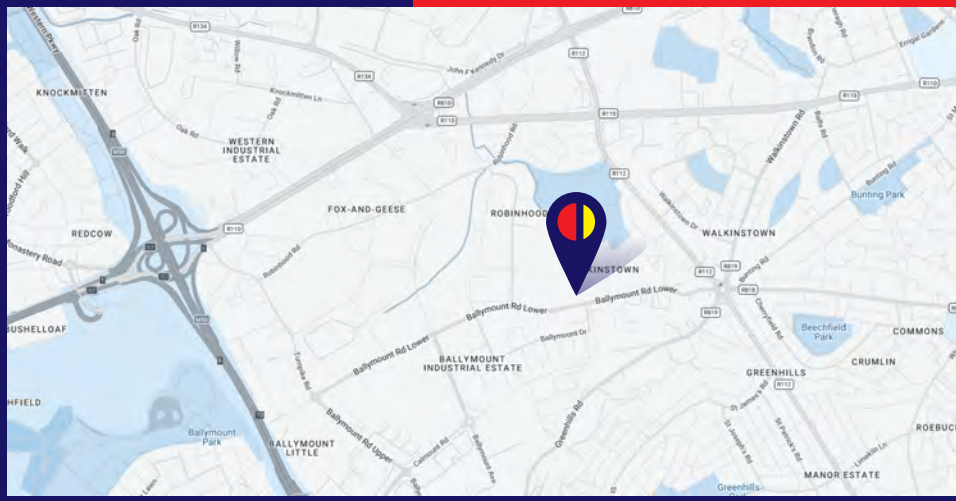
PSRA Licence No. 002027



DISCLAIMER
Particulars are set out as a general outline for potential purchasers / tenants and whilst every care has been taken in their preparation, they do not constitute an invitation to treat, or an offer or contract of any kind. All descriptions, floor areas, site areas, dimensions, plans, maps, computer generated images, references to condition, permissions or licences of use or occupation, access and other details, are for guidance purposes only and may be subject to change. The particulars and information are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely upon them as statements or representations of fact, and is specifically advised to satisfy themselves as to their accuracy by carrying out their own due diligence at their own expense. No principal or employee of William Harvey Ltd t/a HARVEY has any authority to make or give any representation or warranty in respect of any property and no liability will be accepted in respect of any loss suffered by any intending purchaser / tenant or third party arising out of information contained on these web pages, brochures or given verbally. Prices and/or annual rents are quoted exclusive of VAT and any other applicable taxes that the purchaser / tenant will be liable for and the purchaser/tenant must satisfy themselves independently as to the incidence of VAT, stamp duty and all additional outgoings or associated acquisition costs in respect of any transaction.