



Units 40 & 41 Cherry Orchard Industrial Estate, Ballyfermot, Dublin 10, D10 YD79

TO LET

BER B2



1,781 Sq. m.



Fenced Yard to Side



M50 Motorway & N4 Access

Detached Warehouse with a Generous Side Yard and a Gated Forecourt



LOCATION HIGHLIGHTS

- Cherry Orchard Industrial Estate is situated approximately 8 km south west of Dublin city centre and 1.9 km from the N4 (Lucan by-pass) / M50 Interchange (Junction 7), providing access to all main routes from Dublin.
- The Estate fronts the Ballyfermot Road close to its junction with the Coldcut Road with ease of access to both Palmerstown Village via Kennelsfort Road Upper and Ballyfermot via the Kylemore Road.
- Other occupiers in the Estate include Delicatessen Meat Supplies, Cawleys Furniture, Pat the Baker, Avcom and Kontinental Kitchen Supplies. There is also a Lidl store located in very close proximity to the subject property.

PROPERTY FEATURES

Warehouse

- Twin span building of concrete frame construction.
- Bright space with 10% translucent rooflights.
- Painted walls and part painted columns.
- Reinforced concrete floor.
- Clear internal height – 4.7 m.
- Clear internal height at ridge – 7.5 m.
- 2 No. automated full height level access doors, each 3.6 m. wide x 4.9 m. high.
- Barriers to loading doors externally.
- Fluorescent strip lighting.
- Single and three phase power supplies.



PROPERTY FEATURES CONTINUED

General

- Self contained site with a gated entrance.
- Detached building.
- Enclosed yard to side of approximately 403 sq. m.
- Intruder alarm installed.
- 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.

BER

BER: B2
 BER No. 800427551
 Energy Performance Indicator: 135 kWh/m²/yr

ACCOMMODATION (Sq. m.)

Measurement Application - Gross External

Warehouse	1,781
TOTAL	1,781

Intending tenants are specifically advised to verify all information, including floor areas. See DISCLAIMER.

LEASE

Available on flexible lease terms on a full repairing and insuring basis.

ANNUAL RENT

On application.



DRIVE TIMES	MINS
R148 (Chapelizod Bypass)	4
M50 Motorway Junction 7	6
N4	7
Dublin City Centre	18
Dublin International Airport	18

(Source: Google Maps without traffic)

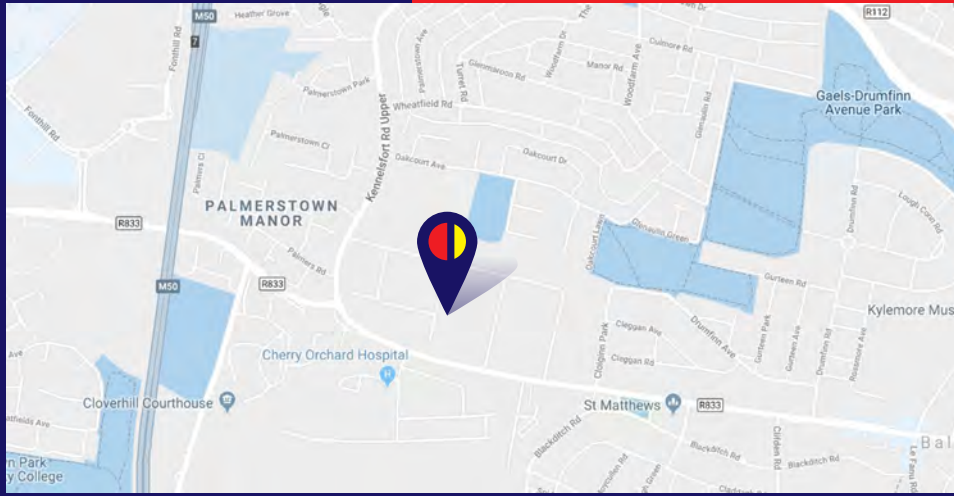
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