



Unit 1 Stadium Business Park, Ballycoolin, Dublin 11, D11 KR25

TO LET

BER C3



7,271 Sq. m.



12 m. Clear Internal
Height



M50 Motorway,
N2 & N3 Access

Prime, Detached Light Industrial / Warehouse
& Office Facility Occupying the Premier Position
at the Park Entrance



LOCATION HIGHLIGHTS

- Modern light industrial / distribution facility in a very visible position on Ballycoolin Road.
- Situated at the entrance to Stadium Business Park, which is an attractively landscaped and actively managed development with a very modest service charge.
- Convenient to all arterial routes, the Port Tunnel, Dublin International Airport and within the Dublin Enterprise Zone.
- 6.8 km from the N2 / M50 Motorway Interchange (Junction 5) and 5 km from the N3 / M50 Motorway Interchange (Junction 6).
- The N2 / N3 link road is convenient to the Park. This starts at Tyrrelstown and links to the N2 at the Cherryhound Interchange. This greatly enhances access to the area.
- Blanchardstown Town Centre and Blanchardstown Village are within a 5 minute drive.

PROPERTY FEATURES

Light Industrial / Warehouse

- Bright space with 10% translucent roof lighting and AOV's.
- Lighting via high output fittings.
- Heating system.
- Clear internal height of 12 m.
- Clear internal height at ridge - 13 m.

PROPERTY FEATURES CONTINUED

- Battery room, boiler room and switch room provided.
- Power floated reinforced concrete floor.
- 8 No. dock levellers with overhead canopy.
- 2 No. full height level access doors.
- 3 phase power.

Offices & Staff Facilities

- Two storey offices and staff facilities are provided to the front. These will be modernised.
- 8 person passenger lift.

General

- Quality, detached facility on a self-contained site with gates to service yard areas on both sides.
- Ability for HGV's to circulate the building and dedicated trailer parking provided.
- Generous car parking to front.
- Concrete surfaced service yard areas.
- Flood lighting attached to the building.
- 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

Light Industrial/ Warehouse (Incl. Battery, Boiler & Switch Rooms)	6,371
Two Storey Offices & Staff Facilities	900
TOTAL	7,271

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

SITE AREA

Approximately 1.6 Ha. / 3.95 Acres.

BER

BER: C3

BER No. 800564452

Energy Performance Indicator: 371 kWh/m²/yr

LEASE

Available on a medium to long term lease on a full repairing and insuring basis.

ANNUAL RENT

On application.

INSPECTION

By appointment with Sole Agent, HARVEY.



DRIVE TIMES	MINS
M50 Motorway Junction 5 (N2)	9
M50 Motorway Junction 6 (N3)	6
Dublin International Airport	15
Dublin Port Tunnel	15
Dublin City Centre	20

(Source: Google Maps without traffic)

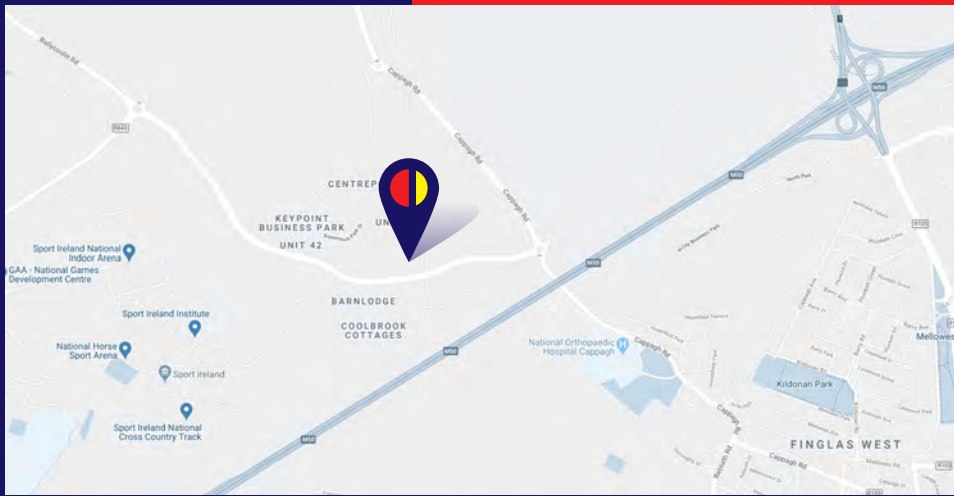
 **GPS: 53.398463, -6.339829**



INDUSTRIAL PROPERTY SPECIALISTS

T: +353 1 453 2755
 E: info@harvey.ie
 W: www.harvey.ie

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.