



## Unit C4 Ballymount Drive, Ballymount Industrial Estate, Dublin 12, D12 V279

**FOR SALE / TO LET**

**BER C2**



332 Sq. m



3 Phase  
Power



M50 Motorway &  
N7 Access

Well Maintained, Industrial & Office Unit with Forecourt Parking, in a Popular Industrial Location.

## PROPERTY FEATURES

- Well maintained, mid terrace industrial & office unit in the very popular Ballymount Industrial Estate.
- 'REGEN' zoning.
- Clear span space.
- Twin skin insulated cement fibre roof with 10% translucent roof lighting.
- Painted block walls to full height.
- Sealed, reinforced concrete floor.
- Clear internal height of 4.8 m.
- 1 No. grade level loading door.
- 3 phase power supply.
- Basic ground floor office accommodation located at the front of the property.
- Finishes include painted block walls, security shutters, intruder alarm etc.
- Car parking space provided at the front.
- Please note we have not tested any apparatus, fixtures, fittings or services. Intending purchasers / tenants must undertake their own investigation into the working order of these items.

## ACCOMMODATION (Sq. m.)

Measurement Application - Gross External

Industrial Space	295
Ground Floor Office & Staff Facilities	37
<b>TOTAL</b>	<b>332</b>

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

## TERMS

On application.

## BER

BER: C2

BER No. 800345472

Energy Performance Indicator: 267 kWh/m<sup>2</sup>/yr

## DRIVE TIMES

## MINS

M50 Motorway Junction 10	4
M50 Motorway Junction 9	5
Naas Road (N7)	5
Dublin International Airport	20
Dublin City Centre	22

(Source: Google Maps without traffic)



**GPS: 53.31503, -6.34311**



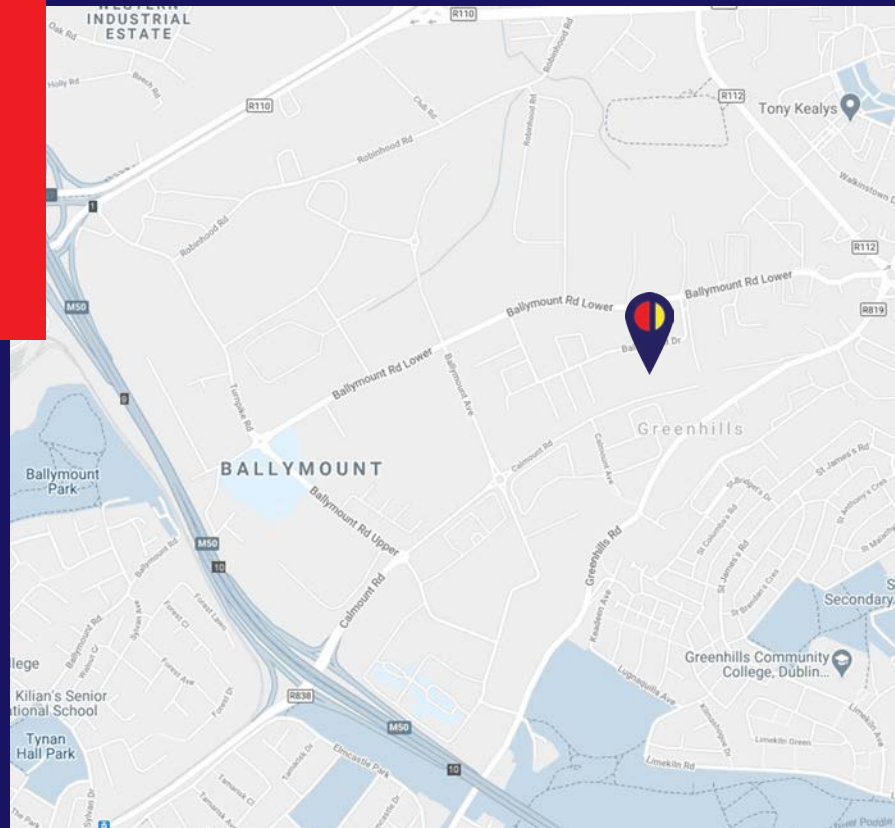
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### DISCLAIMER

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