



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/(m².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**

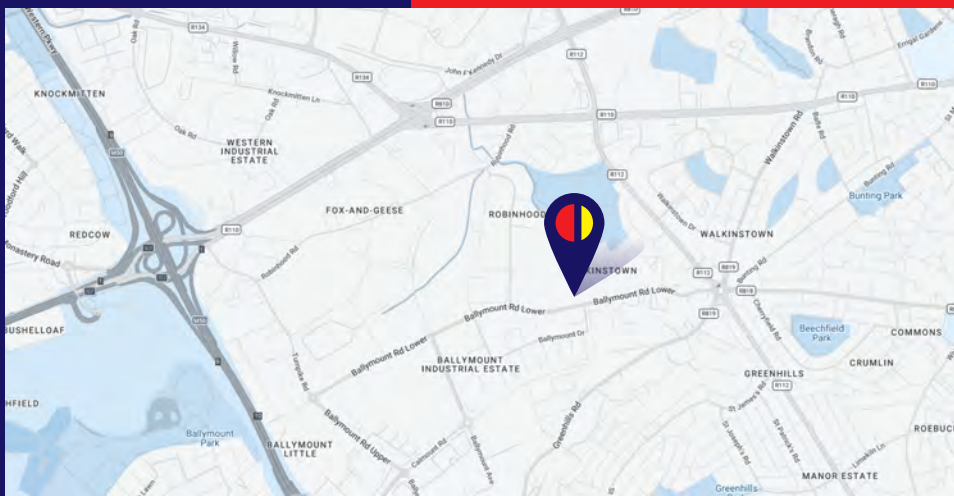


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DISCLAIMER

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