

FOR SALE

FJ | FRISBY

COMMERCIAL PROPERTY SPECIALISTS



UNIT 120 GRANGE HILL BALDOYLE INDUSTRIAL ESTATE DUBLIN 13

- 3,300 SQ FT (306 SQ M) -

- END OF TERRACE MODERN INDUSTRIAL UNIT
- SUITABLE FOR A VARIETY OF USERS
- WAREHOUSE AND OFFICE ACCOMMODATION
- LOADING BAY AND AMPLE CAR PARKING TO FRONT
- LOCATED IN THE WELL ESTABLISHED BALDOYLE IND ESTATE

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LOCATION

Baldoyle Industrial Estate is a well established industrial hub located in the north of Dublin, 14km north-east of Dublin City and within close proximity of the M50 (3km) providing excellent access to the wider Dublin area and all main arterial routes for the country. It further benefits from its close proximity to Dublin Airport (9 km) and Dublin Port Tunnel (10km). The location is well serviced by public transport with local bus services and nearby rail connections which provide convenient access to Dublin City Centre and wider Dublin area. Baldoyle Industrial Estate provides an attractive location for occupiers seeking well-connected warehouse, industrial and office accommodation.

DESCRIPTION

The subject property comprises a modern end of terrace industrial unit providing warehouse and office accommodation located in a cul de sac of similar units on Grange Hill within Baldoyle Industrial Estate. The property is of steel frame construction with full height blockwork walls and steel trusses supporting a pitched roof with corrugated fibre-cement roof panels incorporating approx. 10% of translucent panels for natural lighting above a concrete floor.

The warehouse has a height clearance of 6m to the underside of the eaves, and 6.8m to the apex. The warehouse wraps around the ground floor offices in an L shape, and 55% of the warehouse is covered by mezzanine, providing storage on ground floor level to a height of 2.6m. The mezzanine is of steel and timber construction. The warehouse is fitted with florescent strip lighting to main warehouse and underneath the mezzanine.

The mezzanine is accessed via the first floor offices, and is also accessible for a forklift from the main warehouse included in safety railings.

The offices at ground floor level provide for an open plan front office, suitable for office use or as a trade counter subject to p.p. From there, there is a small canteen area and male and female toilets and access to the warehouse at the rear. The walls are plastered and painted, floors are carpeted or tiled throughout and lighting is provided by way of suspended fluorescent strip lighting. The first floor offices are accessed via stairwell and are to the same specification as the ground floor offices. The layout provides for private offices, bench desking or showroom area. Ground and first floor offices have ample lighting through single glazed windows to the front facade. Heating is provided via electric radiators throughout the offices.

The property has ample parking and circulation area to the front for approx. 5 cars and a loading bay in front of a electric roller shutter door, providing access for goods in and out to the warehouse.

ACCOMMODATION (GEA APPROX.)

	SQ FT	SQ M
Warehouse	3,300	306
Incl. GF Offices	(717)	(67)
TOTAL	3,300	306
Additional Accommodation		
Mezzanine	1,391	129
First Floor Offices	700	65

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Price available upon request. Inspection strictly by prior appointment only.

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