

**For Sale by Private Treaty**

**Unit B4, Baldonnell Business Park,  
Dublin 22, D22 FK73**

**Superb Light Industrial/ Enterprise Unit**



243 sq.m  
+ Mezz Level



Modern  
Enterprise  
Unit



M50  
Motorway,  
N7 & N81  
access



**Tel: +353 1 6477900**

[www.bannon.ie](http://www.bannon.ie)

## LOCATION

- Unrivalled location in the light industrial/enterprise hub of south-west Dublin.
- Strategically located off the Naas Road (N7) close to Junction 3 (Citywest).
- All major arterial routes are readily accessible via the M50 (c. 5kms).
- Surrounding occupiers include RFS Fasteners, Toomey Audio Visual, Medray Imaging etc.



## Agent Details

**Niall Brereton**

Tel: (086) 809 8164

[nbrereton@bannon.ie](mailto:nbrereton@bannon.ie)

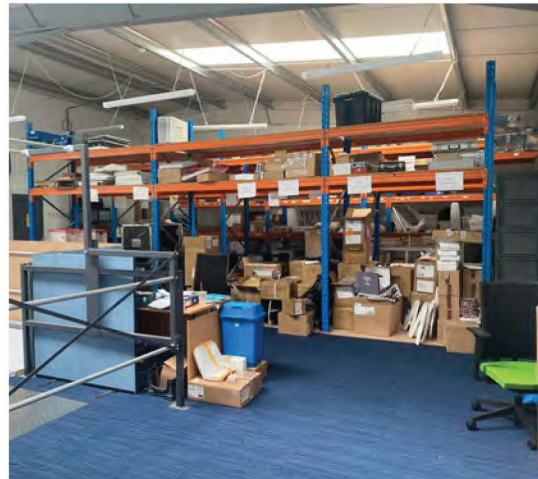
PSRA: 001830-002134

**Jamie Brindley**

Tel: (086) 261 0268

[jbrindley@bannon.ie](mailto:jbrindley@bannon.ie)

PSRA: 001830-008694



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## DESCRIPTION

- Mid-terrace modern light industrial/ enterprise unit
- Extends to a gross external area of approx. 243 sq m (2,615 sq ft).
- Additional mezzanine level extends to 102.4sq m (1,102 sq ft).
- Clear internal eaves height of 7.6 metres.
- Steel frame construction with concrete block walls and metal deck roof.
- Four no. dedicated car parking spaces.

## ACCOMMODATION

The approximate gross external floor area of the unit is as follows:

Description	Sq.m	Sq.ft
Warehouse	175.1	1,885
Office	83.9	903
<b>Total</b>	<b>259.0</b>	<b>2,788</b>
Mezz (Storage)	102.4	1,102

*\*Parties should satisfy themselves as to the accuracy of the above floor areas*

Asking Price

On Application

VAT

Please refer to agent

Viewing

Strictly by appointment only

Title

Long Leasehold  
(Effective Freehold)

Service Charge

Commercial Rates

Approx. €1,628 p.a.

Approx. €4,402 p.a.

BER

BER **C3**