

TO LET

**Unit 114 Grange Way,
Baldoyle Industrial Estate, Dublin 13**

Lisney
COMMERCIAL REAL ESTATE

HARVEY



ABOUT THE PROPERTY

Semi-detached industrial unit on a secure site.

Subject to an extensive recent refurbishment.

Forecourt parking / loading yard.

Twin skin insulated metal deck roof.

Eaves height of 5 m.

Loading access via 1 no. level access loading door, measuring 2.5 m. wide x 3.46 m. high.

3 phase power.

New LED light fittings throughout.

New fire alarm system fitted.

Perimeter walls have been painted.

New kitchenette has been fitted.

Popular, long established trading location.

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

Measurement Application	Gross External (sqm)	Gross External (sqft)
Industrial	651	7,007
Total	651	7,007

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

LEASE AND ANNUAL RENT

On application.

RATES

€8,387 per annum

DRIVE TIMES

M50 / M1 Motorway Interchange (Jct. 3)	6 mins
M50 Motorway (Jct. 2)	7 mins
Dublin International Airport	11 mins
Dublin Port Tunnel	9 mins
Dublin City Centre	18 mins

(Source: Google Maps without traffic)

BER INFORMATION

BER B3

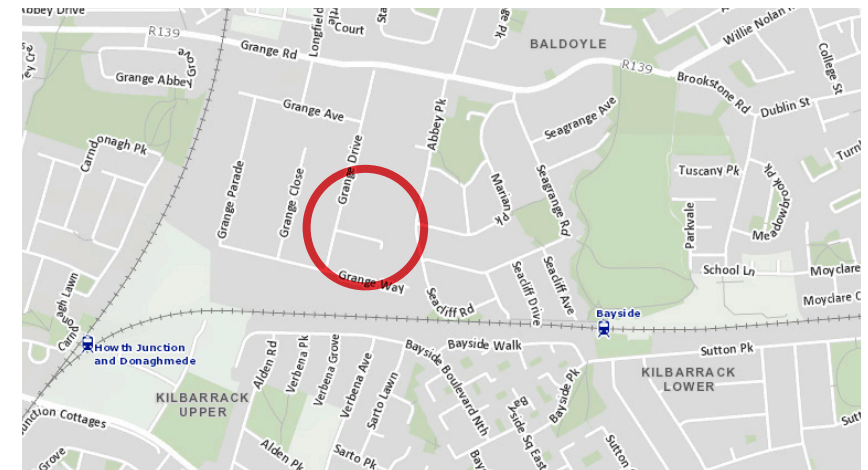
BER No. 800798605

EPI: 13 kWh/m2/yr



Popular, long established trading location.

LOCATION MAP



For further information

Strictly by appointment with joint letting agent Lisney and Harvey.

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Lisney Commercial Real Estate

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HARVEY

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