

Baldonnell Building

Naas Road, Baldonnell, Dublin 22, D24KXT5

Lisney
COMMERCIAL REAL ESTATE



Landmark industrial property in southwest Dublin, boasting a prominent and expansive frontage onto the N7 (Naas Road)

TO LET

Available from Q2 2027



Baldonnell Building

Logistics & Development



Situated on the N7 (Naas Road) Ireland's Premier Logistics Location



Large industrial warehouse extending to approx. 200,000 sqft



Substantial site extending to approx. 9 acres



Loading access via 5 dock levellers



Generous marshallng/ service yard & excellent car parking provision



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Location

The property is well located on the Naas Road at Saggart and occupies a prominent corner position and extensive frontage to the access road to Baldonnell Business Park.

The Naas Road carries a large volume of passing vehicular traffic and is one of the most accessible routes to the south and west of the country. The property is situated close to the Outer Ring Road at the Kingswood junction, which links Tallaght with the N4 Galway Road.

There are several high-profile occupiers in the immediate vicinity to include Amazon, United Drug, Home Store & More and DSV.



Accommodation



The main warehouse section is approx. 188,370 sq.ft and provides high quality industrial accommodation.



The entire property has a 'north light' roof, incorporating glazed panels with a clear internal height of approx. 10m.



5 new dock-levellers were retro-fitted in 2021 with an increased yard area.



The production areas include sealed, power floated concrete floors and concrete block infill walls to full height.



The main building has a generous marshalling/service yard & excellent car parking provision.



Flexible office accommodation available.





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Services

- Extensive power capacity, more detail available upon request
- Existing natural gas mains on the eastern side of the subject site.
- Water and sewerage mains connections.

Lease Terms

Available upon request

BER Information

BER Rating: 

EPI: 574.67 kWh/m2/yr

Further Information / Viewing

For further information or to organise a viewing, please contact the sole letting agent Lisney.



Shane O'Connor

T: 01-638 2700

E: soconnor@lisney.com

Cathal Daughton

T: 01-638 2700

E: cdaughton@lisney.com

Sean Gormley

T: 01-638 2700

E: sgormley@lisney.com

Lisney, St. Stephen's Green House, Earlsfort Terrace, Dublin 2, D02 PH42 t: +353 (0)1 638 2700 e: dublin@lisney.com

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