



UNIT 10 WESTERN PARKWAY BUSINESS CENTRE BALLYMOUNT DUBLIN 12

Fully refurbished business unit
c. 440m²
Flexible lease terms
Easy access to M50,
Airport & City Centre

TO LET

LOCATION

Unit 10 Western Parkway Business Centre is an end of terrace unit situated in a quality business park in close proximity to both Ballymount and the Naas Road intersections of the M50.

The M50 gives easy access to the Airport and all areas of the city and provinces.

An abundance of leading Irish and multinational corporations have located their headquarters within the immediate vicinity.

DESCRIPTION

The property comprises a high profile business unit incorporating offices and storage accommodation.

The property is of steel frame construction with concrete block infill walls and metal cladding to the elevations.

The estate is managed and fully landscaped, and the building has 6 designated car parking spaces.

The property is ready for immediate occupation having been extensively refurbished to include:

- Part suspended ceilings
- Part recessed lighting
- Painted warehouse floor
- New staff welfare area

ACCOMMODATION

The approximate gross external floor areas are as follows:

	m ²
Ground floor:	228.0
First floor:	210.7
Total:	<u>438.7</u>

All intending tenants are specifically advised to verify the floor areas and undertake their own due diligence.

RATES

Rates for 2017: c. €7,000

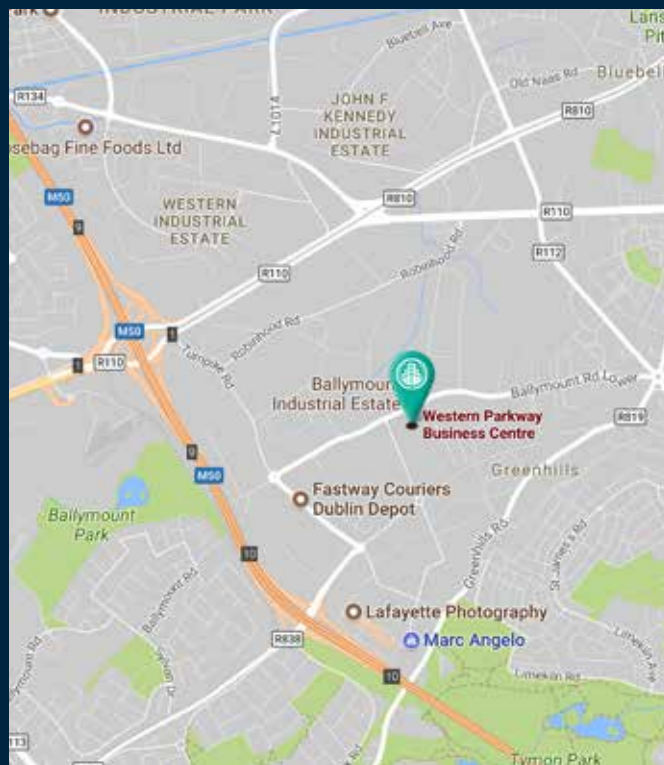
SERVICE CHARGE

c. €2,950 p.a.

BER RATING



BER No. 800243404
EPI: 1032 kWh/m2/yr



**QUINN
AGNEW**

20 Clanwilliam Square, Grand Canal Quay Dublin 2
Telephone: 01 662 3113 Fax: 01 662 3114
E: info@quinnagnew.ie W: www.quinnagnew.ie PSRA 003454