



## **F5 CALMOUNT PARK BALLYMOUNT DUBLIN 12**

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Quality own door, two-storey business unit  
c. 247 m<sup>2</sup>  
5 designated car parking spaces  
Unrivalled location with immediate access to  
M50 at Ballymount interchange

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# **TO LET**

## LOCATION

Located within a managed, corporate business park, Calmount Park is strategically positioned c.9 km south west from Dublin City Centre and c. 1 km from the M50, facilitating immediate access to the main arterial routes serving the country. The immediate environs are also served by numerous Dublin Bus Routes.

Calmount Park comprises six blocks of dedicated office and mixed use business units. Incorporating their aesthetic architectural design and mature landscaped grounds the park affords occupiers the opportunity to situate in a prominent business environment.

A variety of multi-national and indigenous companies are located within Calmount, notably Stanley, KIA, Procter and Gamble and Seiko.

## DESCRIPTION

The property comprises a two storey, mid-terraced, own door, self-contained business unit.

The building is of concrete frame construction with feature Aluspan Module Window System and brick finish to the front elevation.

The current configuration provides a single cellular room on the ground floor and expansive open plan area on the first floor.

Kitchenettes are available on both floors.

The property requires some minor redecorative finishes. Upon completion, the property be handed over to the following principle specification;

- Plaster & painted walls
- Suspended acoustic tiled ceiling
- Recessed lighting
- Carpeted excl. entrance foyer
- Gas fired heating

## ACCOMMODATION

The approximate gross internal areas are as follows:

Entire: 247 m<sup>2</sup> (2,659 sq.ft)

2 WC, 2 WHB

5 car spaces are demised to the property.

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

## COMMERCIAL RATES

2017 - €5,072.22

## SERVICE CHARGE

2017 - TBC

## BER RATING



BER No. 800577900

EPI: 974.36 kWh/m<sup>2</sup>/yr 2.9



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