

**UNIT 5  
THE WESTWAY CENTRE  
BALLYMOUNT AVENUE  
BALLYMOUNT  
DUBLIN 12**

**FOR  
SALE**



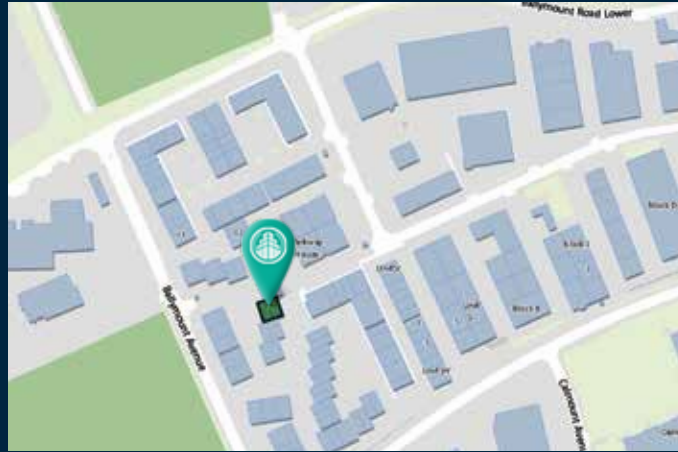
*Tenant not affected*



- INVESTMENT OPPORTUNITY
- LOCATED IN AN ESTABLISHED BUSINESS ESTATE
- ENTIRE LET TO MEDIAN HEALTH CARE SERVICES
- PRODUCING €30,000 p.a

**01 662 3113**  
[www.quinnagnew.ie](http://www.quinnagnew.ie)





## LOCATION

The property occupies a prominent position within The Westway Centre, an established, managed business estate accessed immediately off Ballymount Avenue, close to its intersection with Ballymount Road Lower.

The Westway Centre is located c.8 km south west from Dublin City Centre and c.1 km from the M50 motorway, which provides direct access to the main arterial routes serving the country. The immediate environs are also served by numerous Dublin Bus Routes.

The estate comprises a divergent range of business and light industrial type users. Various staff welfare amenities are located in close proximity.

## TITLE

We understand that the property is held by way of freehold or equivalent title.

## TOWN PLANNING

The property is zoned REGEN: "To facilitate enterprise and/or residential led regeneration" under the South Dublin County Development Plan 2016 – 2022.

## DESCRIPTION

The property comprises a modern, mid terraced, two storey business unit.

The structure comprises concrete portal frame, with block infill walls, feature brick façade with cladding to the upper elevations.

Internally, the property has being retrofitted to a high standard by the current tenant for the purpose of their business to include the installation of a designated pharmacy.

## TENANCIES

The entire is let to Median Healthcare Services under a 10 year IRI lease from 05 January 2014 at a current rent of €30,000 p.a.

The lease provides tenant only break options, operative on 05 January 2019 and 2021.

*\*This is a property investment sale and the tenants are not affected.*

## TENANT PROFILE

Median Healthcare Services develops pharmacy services, supporting the needs and requirements of patients in nursing homes and residential care settings.

## ACCOMMODATION

The approximate gross external floor areas are as follows;

Entire: **m<sup>2</sup>**  
443 (4,768 sq.ft)

Mezzanine: 190 (2,045 sq.ft)

8 car parking spaces are demised to the property.

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

## BER RATING

BER Rating: **BER C2**  
BER No: 800577884  
EPI: 352.82 kWh/m<sup>2</sup>/yr



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

The terms set out herein are by way of partial summary. Intending purchasers or lessees should obtain a copy of the Particulars and Conditions of the Sale where the matters are dealt with comprehensively. Particulars and Conditions of Sale are available from the Agents and the solicitors with carriage of sale. Quinn Agnew act for the vendors and/or lessees of this property whose Agents they are, hereby give notice that, (1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Quinn Agnew has any authority to make or give any representation or warranty whatsoever in relation to this property. (4) All prices quoted are exclusive of VAT.