



# Unit E6 Calmount Park Ballymount Dublin 12

- Quality business unit
- c.288m<sup>2</sup>
- 8 designated car spaces
- Excellent transport links



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**FOR  
SALE**

## LOCATION

Calmount Park is strategically positioned at the junction of Calmount Road and Ballymount Avenue approximately 600 metres from Junction 10 M50, facilitating immediate access to the main arterial routes serving the country, Dublin Airport and Dublin Port.

The development comprises a mixture of business, warehouse and office accommodation over six blocks comprising approximately 80 units.

The subject property is situated within Block E comprising 14 units, completed in approximately 2004.

## DESCRIPTION

The property comprises a two storey, mid-terraced business unit, currently laid out as offices.

The building is of precast portal frame construction with concrete block infill walls, external brick façade and feature Aluspan Module, curtain wall, glazing system.

Internally the property presents in turn-key condition comprising plastered and painted walls, suspended ceilings incorporating recessed lighting, carpeted concrete floors with permitter trunking.

The current configuration provides three cellular offices, kitchenette and two toilets on the ground floor, with a large open plan area, two cellular offices and tea station on the first floor.

Heating is by way of a central gas system.

## BER RATING



BER Rating: C3

BER No.: 800840597

EPI: 232.18 kWh/m<sup>2</sup>/yr

## ACCOMMODATION

The approximate gross internal floor area are;

	sq. m.
Ground Floor:	138.9
First Floor:	149.2
<b>Total:</b>	<b>288.1 (3,101 sq. ft.)</b>

2 w.c., 2 w.h.b

8 designated car spaces are provided

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

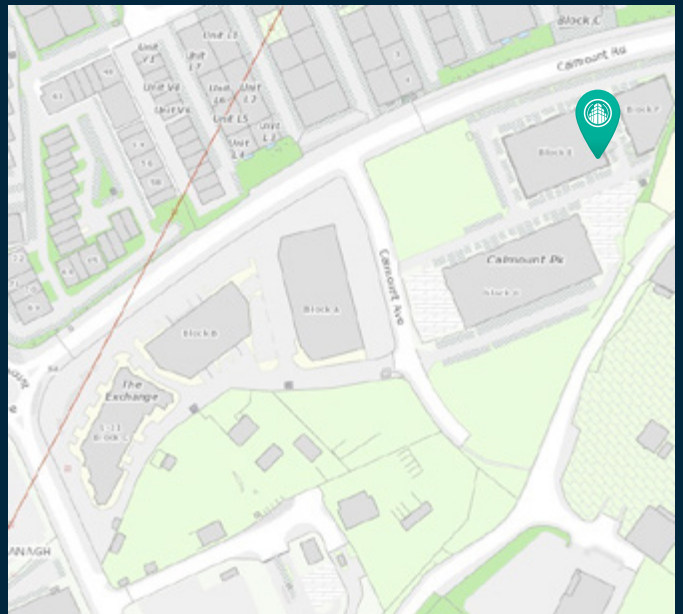
## COMMERCIAL RATES

2022 - €7,349.88

## SERVICE CHARGE

2021/22 - €2,588.83 excl. VAT

## MAP



20 Clanwilliam Square, Grand Canal Quay, Dublin 2

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