

TO LET

QRE

REAL ESTATE
ADVISERS

UNIT 37, GRANGE PARADE, BALDOYLE INDUSTRIAL ESTATE, DUBLIN 13



SPECIFICATION

- 5.5m clear internal height (original warehouse)
- 10m clear internal height (modern extension)
- 2 x steel roller shutter doors
- Concrete block walls (approx. 2 meters)
- Two storey offices to front
- Front loading yard and forecourt car parking.

DESCRIPTION

The subject property comprises a detached warehouse facility with offices situated on a secure rectangular site. The building comprises of the original warehouse building with ancillary two storey offices to the front with a modern high bay extension to the rear. There is a front-loading yard with ample forecourt car parking. Access is via 2 x steel roller shutter doors, measuring 4m x 4.5m and 4.3m x 4.1m respectively.

Baldoyle Industrial Estate is an established warehousing and logistics park and is popular with a wide range of industrial occupiers. The subject unit is situated on the eastern side of Grange Parade, opposite and next to Mylan Pharma. Crucially, the development is strategically located in close proximity to all major road and rail links.

The unit is suitable for a wide variety of new uses and is available immediately on new lease terms directly from the landlord.

LEASE TERMS

LEASE	New lease available
RENT	€150,000 p.a.
RATES	Approximately €15,000 p.a.
CAR SPACES	Surface car parking to front
VIEWINGS	By appointment via QRE

SCHEDULE OF ACCOMMODATION

SCHEDULE OF ACCOMMODATION	GEA SQ.M.	GEA SQ.FT.
Warehouse	1,104	11,884
Ground Floor Offices & Staff Facilities	156	1,679
First Floor Offices & Staff Facilities	160	1,722
TOTAL	1,420	15,285

NB: Prospective purchasers should satisfy themselves as to the accuracy of the above information, including measurements.

AGENTS DETAILS

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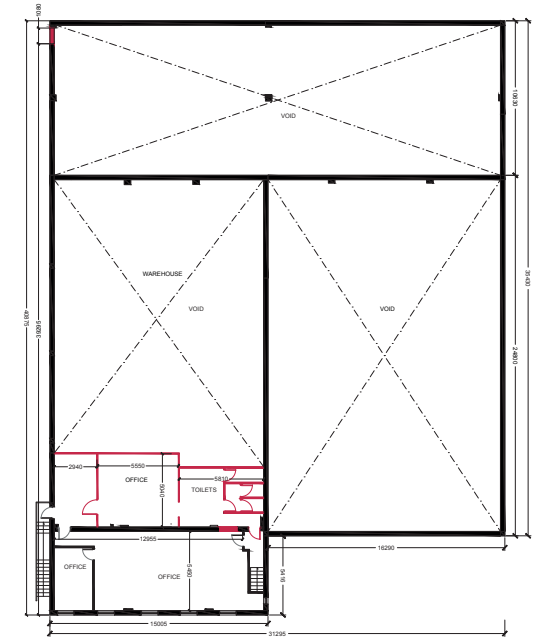
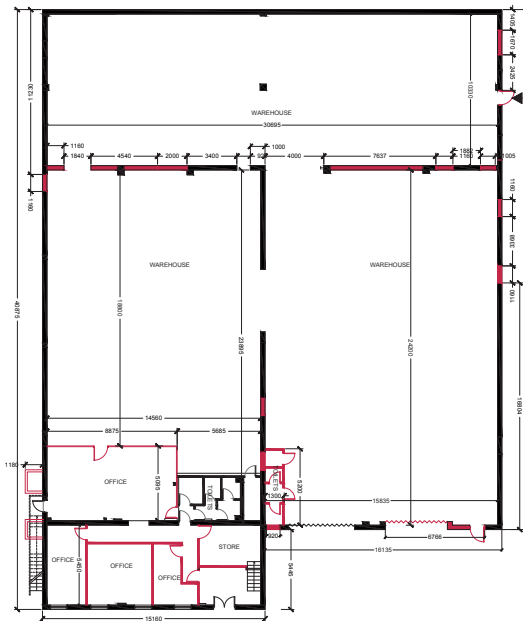
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EXISTING FLOOR PLANS

For illustrative purposes only



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