

Baldonnell Building

Naas Road, Baldonnell, Dublin 22 D24 KXT5

Lisney
COMMERCIAL REAL ESTATE



Landmark development in southwest Dublin,
boasting a prominent and expansive frontage
onto the N7 (Naas Road)

TO LET



Baldonnell Building

Logistics & Development



Situated on the N7 (Naas Road) Ireland's Premier Logistics Location



Existing buildings extending to approx. 21,800 sqm. (235,000 sqft)



Substantial site extending to 6.43 ha (15.9 acres)



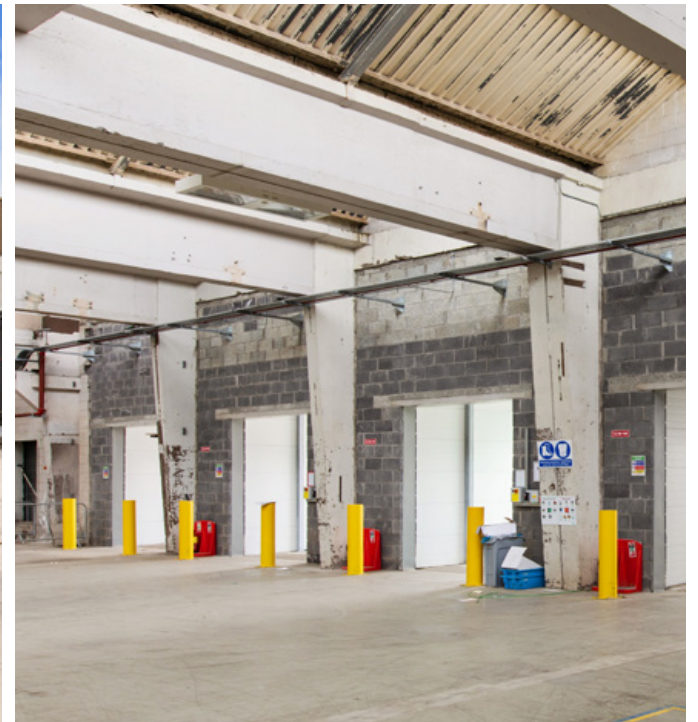
Loading access via 5 dock levellers



Generous marshallng/ service yard & excellent car parking provision



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Location

The property is well located on the Naas Road at Saggart and occupies a prominent corner position and extensive frontage to the access road to Baldonnell Business Park.

The Naas Road carries a large volume of passing vehicular traffic and is one of the most accessible routes to the south and west of the country. The property is situated close to the Outer Ring Road at the Kingswood junction, which links Tallaght with the N4 Galway Road.

There are several high-profile occupiers in the immediate vicinity to include Amazon, United Drug, Home Store & More and Saab/Seat.



Accommodation



The main warehouse section is approx. 17,500 sqm (188,370 sqft) and provides a mix of high and low bay industrial accommodation.



The central section has a 'north light' roof, incorporating glazed panels and an increased clear internal height of 5m - 10m.



5 New Dock-levellers were retro-fitted in 2021.



The production areas include sealed, power floated concrete floors and concrete block infill walls to full height.



The main building has a generous marshalling/service yard & excellent car parking provision.



The office building at the front of the property is a 2-storey structure which offers extensive part refurbished and modernised accommodation.

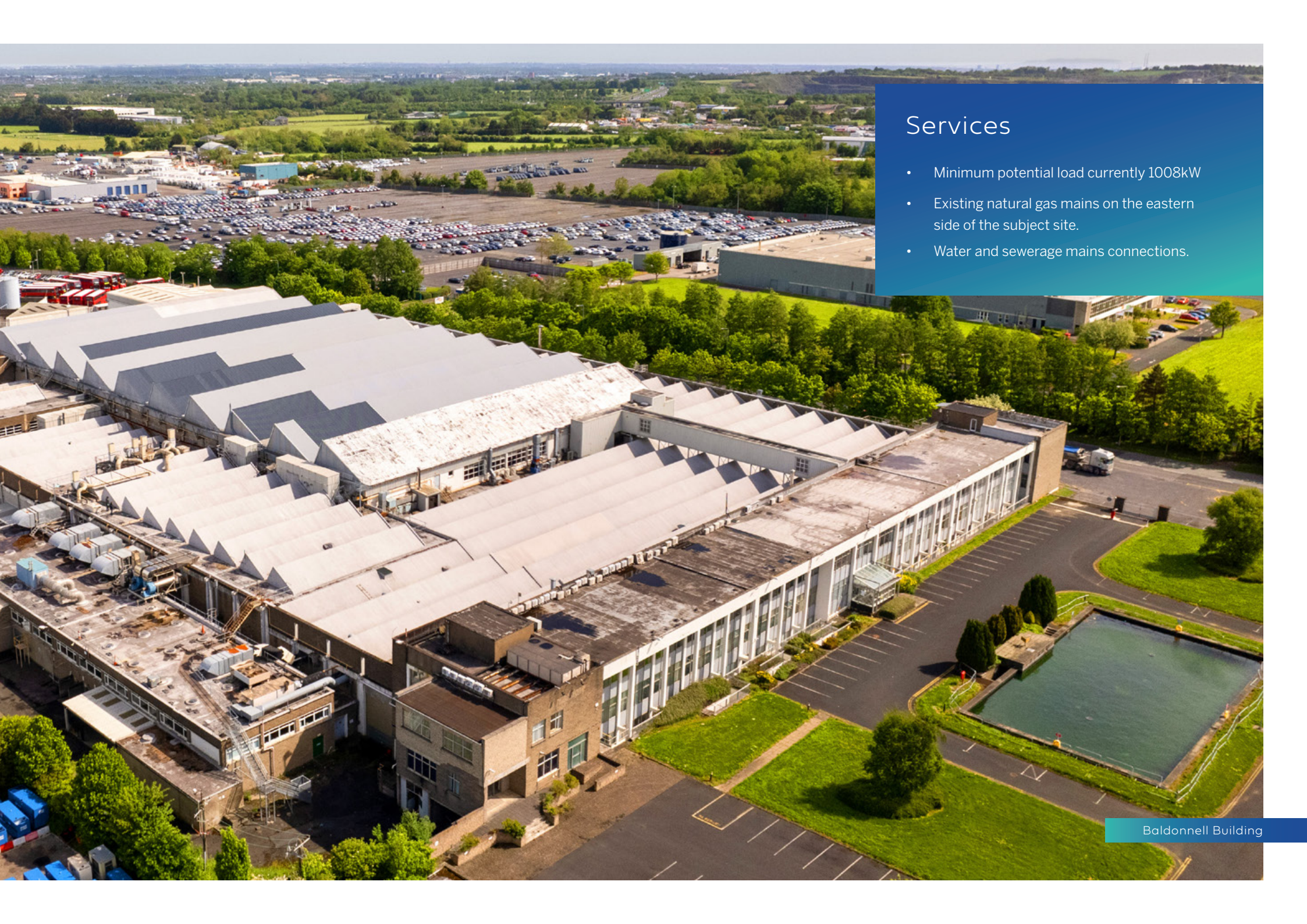


The office accommodation to the front is finished with plastered and painted walls suspended ceiling tiles, fluorescent lighting and carpet floors.



Further ancillary buildings including a bespoke aircraft engine testing facility of reinforced concrete construction.





Services

- Minimum potential load currently 1008kW
- Existing natural gas mains on the eastern side of the subject site.
- Water and sewerage mains connections.

BER Information

BER Rating: 

EPI: 574.67 kWh/m²/yr

Further Information / Viewing

For further information or to organise a viewing, please contact the sole letting agent Lisney.

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