

UNIT G3A

Calmount Park, Calmount Avenue, Ballymount, Dublin 12

FOR SALE

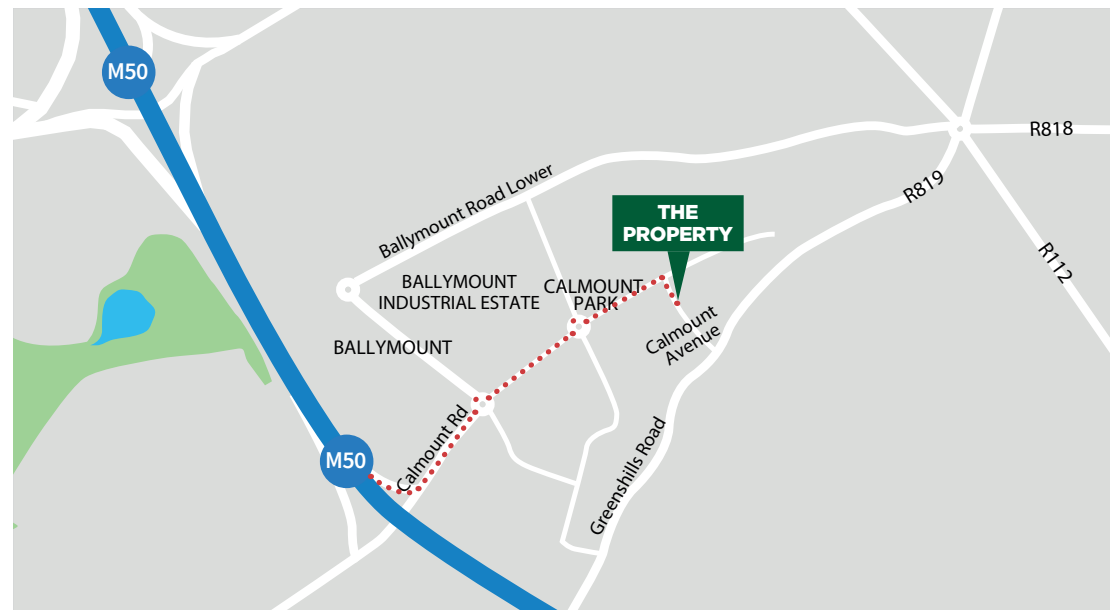
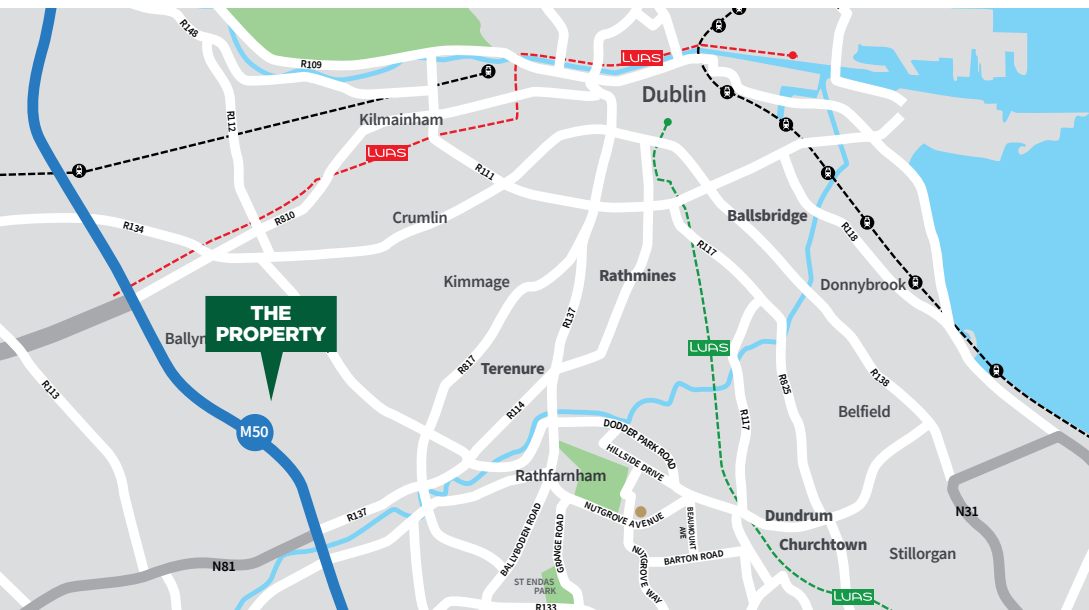
MODERN SUBURBAN OFFICE OPPORTUNITY

INVESTMENT SUMMARY

- ▶ Modern suburban office opportunity with the benefit of vacant possession
- ▶ Extending to approximately 538 sq.m. (5,791 sq.ft.) GIA
- ▶ 15 surface car parking spaces
- ▶ Guide Price in excess of €675,000
- ▶ Attractive capital value of €117 per sq.ft., which is below replacement cost.

LOCATION

The subject property is located within Calmount Park, a modern high specification development in the heart of Ballymount, Dublin 12. Calmount Park is located approx. 10 km southwest of Dublin City Centre and within just 1.2 km from Junction 10 on the M50 motorway, which provides rapid motorway access to Dublin Airport, the Port Tunnel and all of the main arterial routes to and from the city.



DESCRIPTION

The property is a mid-terraced 3-storey office unit of approx. 5,791 sq.ft. with a red brick and glazed façade. The specification of the unit comprises a mixture of tiles and carpeted floors, raised access floors, a canteen/kitchenette, toilets, storage area, and open plan and partitioned offices. There is LED lighting throughout.

ACCOMMODATION SCHEDULE

| ACCOMMODATION | SQ.M. | SQ.FT. |
|---------------|------------|--------------|
| Ground floor | 79 | 850 |
| First Floor | 167 | 1,798 |
| Second Floor | 292 | 3,143 |
| Total | 538 | 5,791 |

Intending purchasers must satisfy themselves as to the accuracy of the measurements provided in this brochure before submitting a bid.



TITLE

Long Leasehold.

GUIDE PRICE

€675,000.

VAT

Please refer to agent.

BER



BER No. 800803215

Energy Performance Indicator: 151.53 kWh/m²/yr

SALES PROCESS AND VIEWINGS

For sale via Offr.



All viewings are strictly by appointment through the sole selling agents, QRE Real Estate Advisers.

SOLICITOR

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PSRA Registration No. 003587

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