

For Lease

**Ground floor, Unit B,
Stephenstown Industrial Estate,
Balbriggan,
Co Dublin.**



Description:

The property comprises of a stand alone industrial ground floor unit measuring 1,804 sq.m. with an office area of 1,140 sq.m. located on a mezzanine floor. The office units are fully fitted out, painted and plastered walls, carpeted, perimeter trunking, and recessed lighting, gas fired radiator heating, toilets and canteen.

There is also substantial car parking available

Location:

This is a modern Business Park located approximately 2 kilometers west of the Town centre close to both the Balbriggan Business Park and Fingal Bay Business Park.

The property is within easy reach of both Dublin Airport and the M50 being just off the M1 motorway. Balbriggan also has a main line rail station on the Dublin to Belfast rail line.

Services:

Services connected to the building include electricity, water, sewerage, natural gas.

Title:

There is a long term lease available with the Unit with 5-yearly upwards rent reviews

Zoning:

The zoning objective is ST1 “to facilitate opportunities for science and technology based employment and associated and complementary uses in high quality environment in accordance with approved local area plan”, per Fingal Development Plan 2005-2011.

Directions:

Take the Dublin Road out of Balbriggan, pass the Church on the right hand side of the road, take the 3 exit and the roundabout onto Harry Reynolds road, the Stephenstown Industrial Estate is on the right hand side of the road.

Price:

The price guide is €250,000 p.a.

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