

For Sale by Private Treaty

Unit 11, Airways Industrial Estate, Santry, Dublin 9

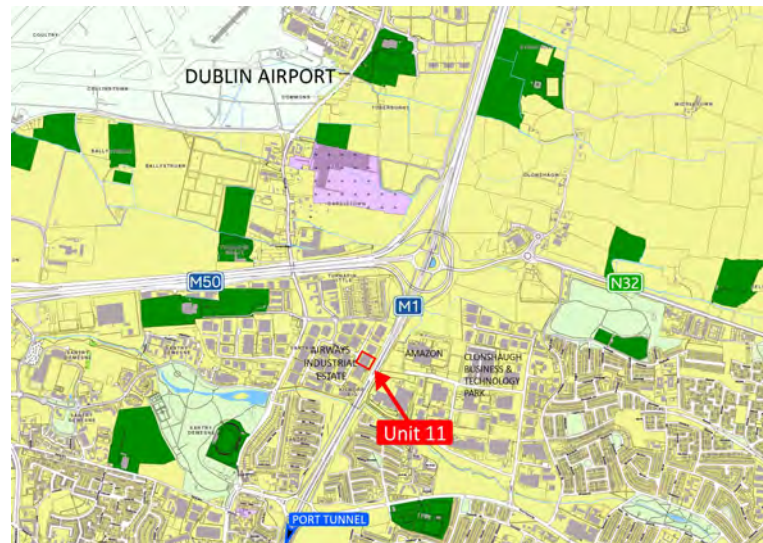


- Extensive industrial facility extending to 4,139.0 sq.m (44,552 sq.ft)
- Superb location off M1 with direct access to M50, Port Tunnel & Dublin Airport
- Substantial 1.62 acre site with good profile and frontage
- Excellent refurbishment opportunity for investors & owner occupiers



Location

- Strategically located close to M1, Port Tunnel, M50 and Dublin Airport
- Proximity to M50 provides rapid access to all main arterial routes
- Neighbouring occupiers include Irish Commercials (Volvo), FedEx, DPD, OCS Ireland etc
- Amazon is developing a €400m data centre directly across the M1
- Retail and leisure amenities available nearby at Omni Park S.C, Santry Village & Northwood Demesne





Description

- Semi-detached warehouse facility with two storey offices
- Total gross external floor area of 4,139.0 sq.m (44,552 sq.ft)
- Two interconnecting buildings laid out in four bays
- Warehouse has a clear eaves height of 5.4 metres
- Regular site of 0.66 ha (1.62 acre) backing directly onto the M1
- Extensive car parking provision for excess 90 vehicles
- Loading access via 4 no. grade level roller shutter doors

| Description | Sq.m | Sq.ft |
|--------------------|----------------|---------------|
| Warehouse | 3,856.2 | 41,508 |
| Two Storey Offices | 282.8 | 3,044 |
| Total | 4,139.0 | 44,552 |

Note: The stated floor area excludes the existing link with the adjoining building (No. 12)

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

Zoning

- Zoned GE 'General Employment' in the Fingal County Development Plan 2017-2023
- Wide range of uses permitted under this zoning objective

[View Zoning Map \(PDF\)](#)

Title

Understood to be long leasehold

Building Energy Rating

BER E2

BER No: 800236168

Price

On application

Viewings

Strictly by appointment only



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