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











View Zoning Map (PDF)

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

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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