

FOR SALE
BY PRIVATE TREATY



Unit 7, Willsborough Industrial Estate, Clonshaugh, Dublin 17

D17 W304





HIGHLIGHTS

- Detached warehouse and office facility extending to 3,339.2 sq.m (35,943 sq.ft)
- Located within an established and actively managed business park
- Superb location off M1 with direct access to M50, Port Tunnel & Dublin Airport
- Generous yard/circulation space and ample car parking
- Suitable for both investors & owner occupiers

LOCATION

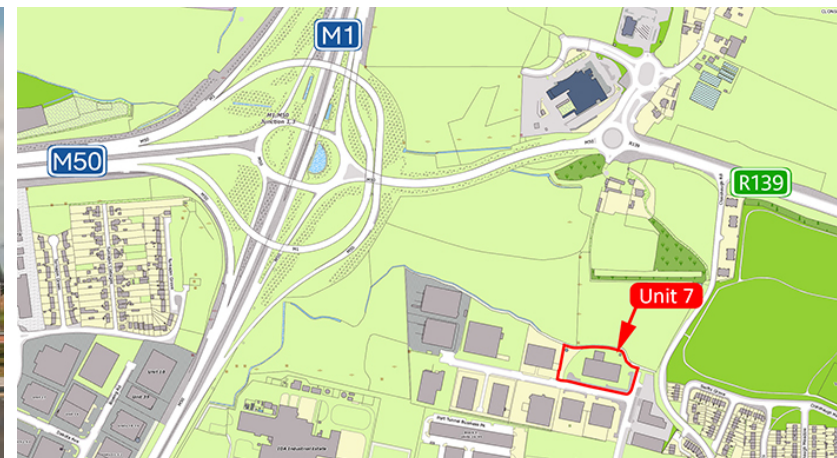
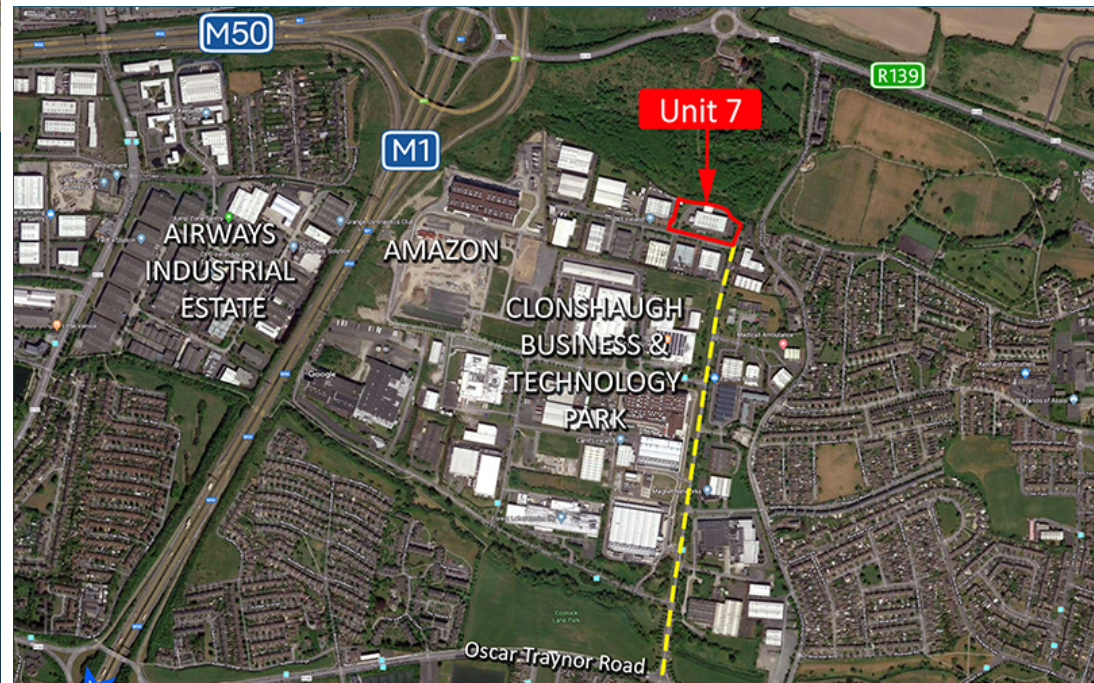
Strategically located close to M1, Port Tunnel, M50 and Dublin Airport.

Proximity to M50 provides rapid access to all main arterial routes.

Neighbouring occupiers include Amazon Data Services, Gist Distribution Ltd, Butlers Chocolates, Allergan.

Amazon is developing a €400m data centre with the estate.

Retail and leisure amenities available nearby at Northside Shopping Centre, Santry Village, etc.



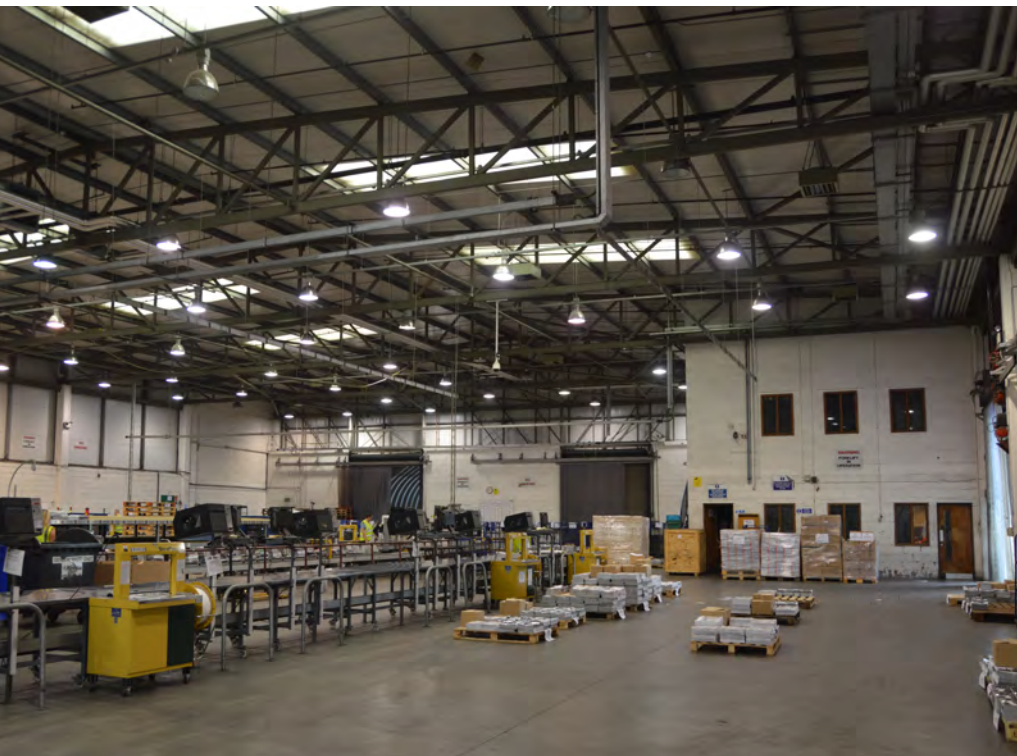
DESCRIPTION

General

- Detached warehouse facility with two storey offices.
- Total gross external floor area of 3,339.2 sq.m (35,943 sq.ft).
- Feature reception area within the offices.
- Regular shaped site extending to 1.05 ha (2.6 acres).
- Two separate vehicular access points.
- Car parking for approx. 45 vehicles.

Warehouse

- Clear open span space with separate staff facilities area.
- Four no. grade loading doors with external loading canopy.
- Clear eaves height of 7.0 metres within the warehouse.
- Concrete block walls to heights of between 3.5 metres and 5.0 metres.
- Gas heating and sprinkler systems.



Accommodation

Description	sq.m	sq.ft
Warehouse	1,808.4	19,465
Two Storey Offices	1,205.5	12,976
Rear Storage Structure	193.5	2,083
First Floor Storage	131.8	1,419
Total Gross External Area	3,339.2	35,943
<i>External Loading Canopy</i>	<i>345.4</i>	<i>3,718</i>

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

Zoning

Zoned Z6 'Employment/Enterprise Zone' in the Dublin City Development Plan 2016-2022.

Wide range of uses permitted under this zoning objective.

DETAILS

Title

Long Leasehold – 999 years from 1983

Building Energy Rating

BER D1

BER No: 800643488

Commercial Rates

The commercial rates liability for 2018 is €40,377 based on the NAV of €156,500

Price

On application

Viewings

Strictly by appointment only



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