

# To Let

by Sub Lease



**Industrial Facility**  
**Loughlinstown Industrial Estate, Loughlinstown, Co Dublin**



## **Unit 2 Loughlinstown Industrial Estate, Loughlinstown, Co Dublin**

**1,866 sq m (20,086 sq ft)**

- End-terrace industrial unit of concrete block construction with a steel truss metal deck roof with two-storey office accommodation
- Situated in Loughlinstown Industrial Estate in South East Dublin close to Cherrywood Business Park
- Excellent transport links with the M50, N11, Luas Green Line and numerous bus routes all in close proximity

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# Unit 2 Loughlinstown Industrial Estate, Loughlinstown, Co Dublin

## 1,866 sq m (20,086 sq ft)

### LOCATION

The property is situated within Loughlinstown Industrial Estate just off Loughlinstown Drive. Loughlinstown is a South-East suburb of Dublin consisting of residential and commercial uses with Cherrywood Business Park nearby. Loughlinstown is located approximately 16 km south of Dublin City Centre, approximately 6km from Dun Laoghaire and approximately 1 km from Killiney Village.

The subject property is situated within Loughlinstown Industrial Estate a small estate comprising four terraced units. The estate is located close to Wyattville Road which provides good access to both the M50 motorway and the N11 road, thus providing good access to Dublin City and the National Road network.

### DESCRIPTION

The property comprises an end of terrace industrial unit with two storey office accommodation extending to approximately 1,866 sq m (20,086 sq ft). The property is of concrete block construction with a metal deck roof on steel roof joists and finished to a good specification. The property has the benefit of extensive parking to the front of the property.

The warehouse element of the property is located to the rear of the two storey office element and consists of concrete flooring, halogen lighting and perspex roof lights. Access to the warehouse is via one full height roller shutter doors and two half height roller shutter doors. There currently is a steel frame mezzanine within the warehouse which can be left insitu or removed and has not been accounted for within the floor areas. The warehouse has an internal eaves height of approximately 5m.

The two storey office element of the property is located to the front of the property and consists of a mix of offices, reception area and staff facility areas. The offices are finished to a high specification with carpeted/wooden flooring, plastered and painted walls and ceilings and strip florescent lighting.

### BER DETAILS

BER D2 Ber No. 800369795  
Energy Performance Indicator: 484.45 kWh/m<sup>2</sup>/yr



### ACCOMMODATION

Description	Sq m	Sq ft
Warehouse	1,322	14,230
Grd Floor Office	217	2,336
1st Floor Office	327	3,520
<b>Total</b>	<b>1,866</b>	<b>20,086</b>

### TITLE

Leasehold (with full vacant possession)

### PRICE

On Application

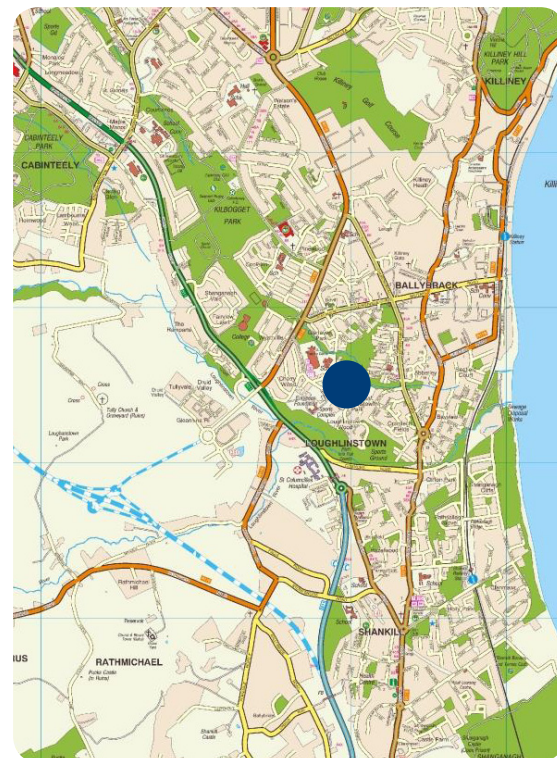
### VIEWING

By appointment with DTZ Sherry Fitzgerald

### CONTACT

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**Conditions to be noted** 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on as a statement or representation of fact. 2. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. 5. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. 6. Prices are quoted exclusive of VAT (unless otherwise stated) and the purchaser/lessee shall be liable for any VAT arising on the transaction. 7. DTZ Sherry Fitzgerald Registration Number: 002222.

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