

For Sale/To Let

by Private Treaty



Industrial/Development Opportunity Cookstown Industrial Estate, Tallaght, Dublin 24



Unit 60,66 & 67 Cookstown Industrial Estate, Tallaght, Dublin 24

2,461sq m (26,490 sq ft)

- Excellent opportunity to acquire an industrial complex on a site extending to approximately 0.74 ha (1.83 acres)
- The property is ideally located within close proximity to the M50 Motorway and all main national routes within Cookstown Industrial Estate
- Two of the units are currently fitted as cold storage facilities with the property benefiting from an extensive yard to both the front and rear.
- The property is zoned Objective CT offering favorable zoning potential to future development of the site.

Brendan Smyth
Email: brendan.smyth@dtz.ie
Direct Tel: +353 1 639 9383

Johnny Hanrahan
Email: johnny.hanrahan@dtz.ie
Direct Tel: +353 1 639 9215

DTZ Sherry FitzGerald
164 Shelbourne Road
Ballsbridge
Dublin 4
Tel: +353 1 639 9300

BER C2 D1

Tel: +353 1 639 9300

www.dtz.ie

Unit 60,66 & 67 Cookstown Industrial Estate, Tallaght, Dublin 24 2,461sq m (26,490 sq ft)

LOCATION

The property is located on Fourth Avenue within Cookstown Industrial Estate adjacent to the rear entrance of Tallaght Hospital. The area is predominantly industrial in nature and is one of South Dublin's most established industrial locations. The property is located on a prominent corner of the estate with good profile within the estate itself.

Cookstown Industrial Estate is located just off the Belgard Road between the N7 and the N81 and is also within close proximity to the M50 motorway providing excellent nationwide transport links. Cookstown Industrial Estate is located 11km south west of Dublin City Centre and served by both the LUAS red line and numerous Dublin Bus routes.

DESCRIPTION

The site is accessed directly off Fourth Avenue within the estate, with two of the buildings having frontage onto the estate road with the remaining two buildings situated to the rear of the site. The site is secured by steel fencing to the front and a concrete block boundary wall to the rear, with ample parking and yard space provided throughout.

Main Warehouse (Unit 67)

The main building comprises of a detached industrial facility incorporating warehouse accommodation with two-storey offices to the side. The building is of steel frame construction with an asbestos roof incorporating Perspex roof panels. Internally the warehouse has been fitted out as an open plan cold storage facility with specification including a reinforced concrete floor and a floor to ceiling height of 4.8 metres. Loading access is provided via two dock level loading doors, with steel frame canopy over, to the rear of the building.

Office Building (Unit 66)

The office building is situated to the right hand side of the main warehouse, and comprises of two-storey cellular office accommodation. Externally the building has red brickwork to the front with rendered concrete blockwork to the side and rear. Internally the property contains mainly cellular office spaces with a staff kitchen/canteen and reception area also provided. Standard finishes are prevalent throughout including carpet flooring, suspended ceiling with inset fluorescent box lighting, aluminum windows and perimeter trunking.

Cold Store (Unit 60)

The cold store comprises a semi-detached industrial building of concrete frame construction, situated to the rear of the site. The building has full height concrete block walls to the external elevations underneath an asbestos roof. Internally the building has been fitted out as cold storage. There is a small office/reception area also provided and loading access is via a full height roller shutter door to the front of the property.

Ambient Store (Rear Unit)

A dry store is situated to the rear of the site and comprises a detached steel frame warehouse building. The building has a reinforced concrete floor with full height concrete block walls to the external elevations. Internally there is a steel frame mezzanine, providing additional storage space at first floor level. Loading access is via a full height roller shutter door to the front of the unit.



ACCOMMODATION

The approximate floor areas for both the entire property and the individual units are as follows;

UNIT 67 MAIN WAREHOUSE - (GEA)

	Sq m	Sq ft
Ground Warehouse	933	10,044
Ground Floor Office	70	753
1st Floor Office	70	753
Total	1,073	11,550

UNIT 66 OFFICE BUILDING - (GIA)

	Sq m	Sq ft
Ground Floor	504	5,425
Ground Floor Office	433	4,661
Total	937	10,086

UNIT 60 REAR WAREHOUSE - (GEA)

	Sq m	Sq ft
Warehouse	328	3,531

REAR BUILDING - (GEA)

	Sq m	Sq ft
Warehouse	123	1,324
Total Floor Area - (GEA & GIA)	2,461	26,490

ZONING

The property is governed by the Tallaght Town Centre Local Area Plan (Adopted 2006, extended 2011). Under this Local Area Plan the property is Zoned Mixed Use B (which allows for up to 70% Residential on the site).

The property is also governed by the South Dublin County Council 2010-2016 Development Plan and is zoned Objective 'CT': "To protect, improve and provide for the future development of the County town of Tallaght."

Use Classes Related to Zoning Objective

Permitted in Principle

Advertisements/Advertising Structures, Bed & Breakfast, Betting Office, Car park, Childcare Facilities, Community Centre, Cultural use, Dance hall/Discotheque, Doctor/Dentist, Education, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Hospital, Hotel/Motel, Industry-Light, Motor Sales Outlet, Nursing Home, Office-Based Industry, Offices less than 100m², Offices 100m² -1,000m², Offices over 1,000m², Open Space, Petrol Station, Primary Health Care Centre, Public House, Public Services, Recreational Buildings Commercial, Recreational Facility/Sports Club, Recycling Facilities, Residential, Residential Institution, Restaurant, Retail Warehouse, Retirement Home, Shop-Discount Food Store, Shop-Local, Shop-Major Sales Outlet, Shop-Neighbourhood, Veterinary Surgery.

Open for Consideration

Boarding Kennels, Cash & Carry/Wholesale Outlet, Home Based Economic Activities, Household Fuel Depot, Industry-General, Off-licence. Place of Worship, Science and Technology Based Enterprise, Service Garage, Traveller Accommodation, Warehousing.



Unit 60,66 & 67 Cookstown Industrial Estate, Tallaght, Dublin 24

2,461sq m (26,490 sq ft)

BER DETAILS

BER D1 - C2
BER No. 800182099, 800182164, 800182230
Energy Performance Indicator:
466.44 kWh/m²/yr 1.5
604.49 kWh/m²/yr 1.62
463.73 kWh/m²/yr 1.28

PRICE

On Application.

VIEWINGS

Strictly by appointment with sole agents
DTZ Sherry FitzGerald

SERVICES

All mains services are connected to the buildings

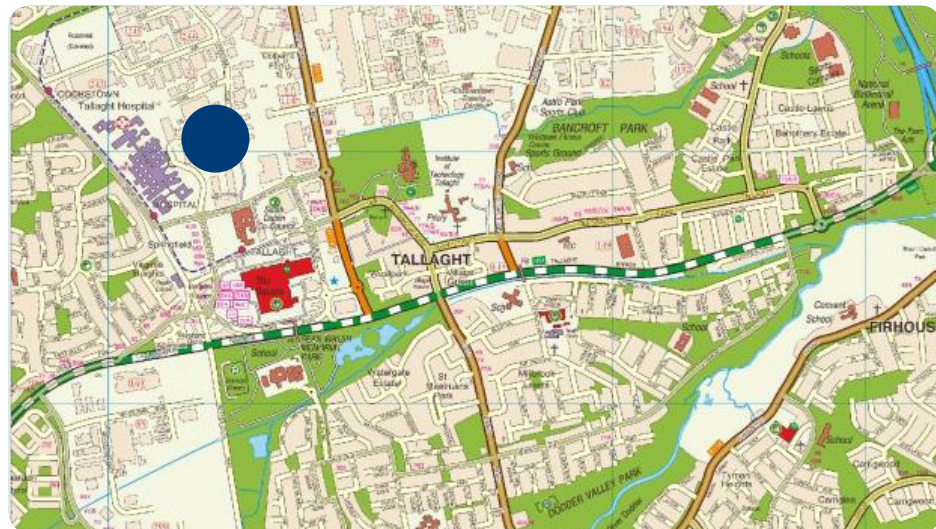
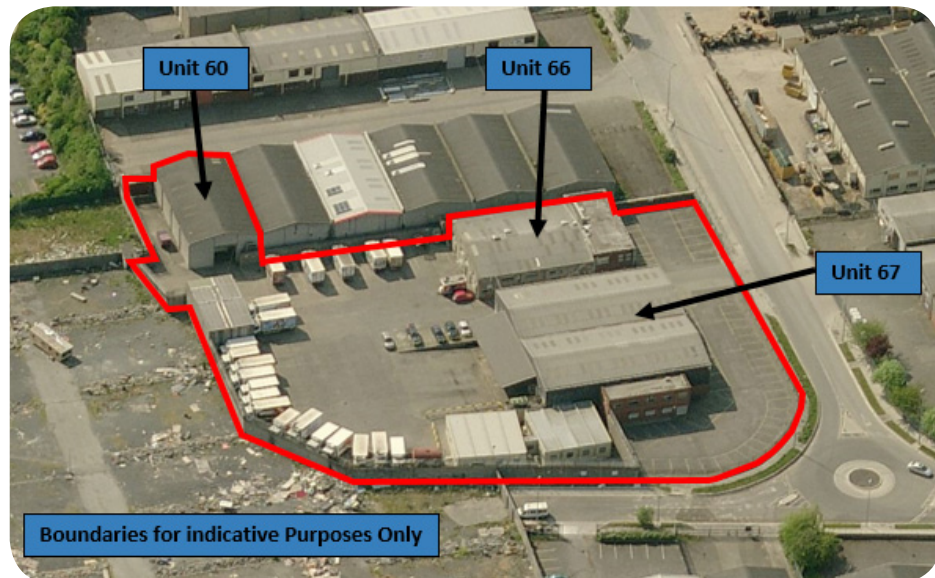
TITLE

Freehold

CONTACT

Brendan Smyth
Email: brendan.smyth@dtz.ie
Direct Tel: +353 1 639 9383

Johnny Hanrahan
Email: johnny.hanrahan@dtz.ie
Direct Tel: +353 1 639 9215



DTZ Sherry FitzGerald
164 Shelbourne Road
Ballsbridge, Dublin 4
Ireland
Phone: +353 1 639 9300
Email: info@dtz.ie

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.

www.dtz.ie