



NEWTOWN AVENUE MALAHIDE ROAD INDUSTRIAL ESTATE COOLOCK DUBLIN 17

Industrial complex comprising of
4 adjoining units and a site
c. 1,690 m² plus mezzanine areas
Immediate reversionary potential
with active management
Fully occupied
Opportunity to expand spp.

FOR SALE

01 662 3113
www.quinnagnew.ie



LOCATION

The property is situated within the Malahide Road Industrial Estate. The estate is bounded by the Malahide Road to the east and Greencastle Road to the west.

The estate is located c.7km north east of Dublin City Centre and is strategically positioned within 1km of the N32 link road to the M1/M50, providing rapid motorway access to the Port Tunnel.

Other occupiers in the area include Bargain Town, UCI Tiles and King Distribution.

DESCRIPTION

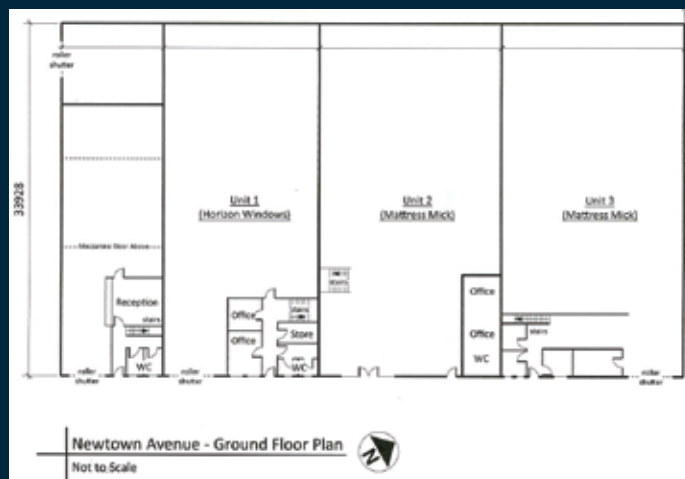
The premises comprises a four adjoining commercial warehouse buildings.

The property is of steel frame construction Steel purlins support a metal decked roof with translucent lighting.

The building has full height fair faced concrete block walls and concrete floors.

There is generous parking to the front of the property.

The former units 4 & 5 is now a cleared site extending to an area of c. 667 m².



TENANCY / ACCOMODATION DETAILS

We understand the tenancy details are as follows:

Unit	Tenant	GF Size m ² Approx.	Mezz m ² Approx.	Lease Term (from)	Current Rent p.a. (excl.)
1	Seamus McEnroe T/A Horizon Windows	505	N.A.	Expired	€10,800
2	Michael Flynn T/A Mattress Mick	455	Tenant Installation	20 Yr from 1st Dec 2007	€20,800
3	Michael Flynn T/A Mattress Mick	455	Tenant Installation	25 Yr from 1st Feb 2000	Included in unit 2 above
6	The Kitchen Warehouse	275	125	4 Yr 9 mth T.B.C.	€12,600
	Totals	1690	125		€44,200
4 & 5	Site	667			

Note: Unit 3 rental payments include rates. Unit 1 size includes 1F offices c.45m²
Unit 4 & 5 demolished following fire c. Oct. 2013

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

BER RATING

BER numbers available from agents on request.

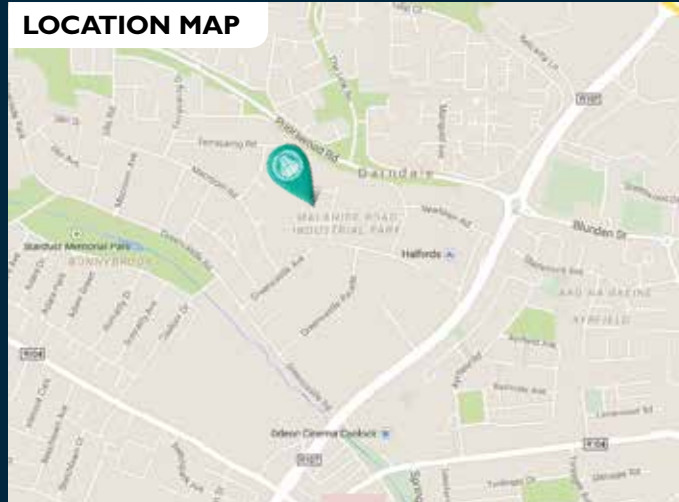
TITLE

Long leasehold: 99 years from the 7th June 1989. Next rent review June 2015. Subject to a current rent €20,000 p.a.

OPPORTUNITY

Newtown Avenue provides investors with an opportunity to acquire a modern, industrial complex. There is immediate reversionary potential with active management which will produce a positive return for the landlord. There is also the development potential of the site subject to planning permission.

LOCATION MAP



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Email: info@quinnagnew.ie PSP Licence No. 002409

The terms set out herein are by way of partial summary. Intending purchasers or lessees should obtain a copy of the Particulars and Conditions of the Sale where the matters are dealt with comprehensively. Particulars and Conditions of Sale are available from the Agents and the solicitors with carriage of sale. Quinn Agnew act for the vendors and/or lessees of this property whose Agents they are, hereby give notice that, (1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Quinn Agnew has any authority to make or give any representation or warranty whatsoever in relation to this property. (4) All prices quoted are exclusive of VAT.