



**Lambert
Smith
Hampton**

To Let
Industrial Property

01 6760331
www.lsh.ie

Southbank/Shellybanks Road South Docks, Ringsend, Dublin 4.



- Three Fully Enclosed Secure Sites
- 1.15 – 4.41 acres (0.46 – 1.78 hectares)
- Within close proximity to Dublin Port & City

Southbank/ Shellybanks Road, South Docks Ringsend, Dublin 4.

Location



O.S. No. AU0000607

The subject properties are located in Ringsend within close proximity to Dublin Port, which is a key strategic access point for Ireland. The sites are situated approximately 2.0 km (1.25 miles) from Dublin City Centre. To the east and south are the residential areas of Ringsend and Sandymount.

Dublin Port handles almost 50% of Ireland's trade, two thirds of all containerised trade and is the largest of the three base ports on the island of Ireland. Its forms an important international hub with strategic connections to ports such as Rotterdam in Mainland Europe.

The Port is a strategic link from the island to international markets and approximately 42% of Ireland's GDP goes through Dublin Port. In addition Dublin Port is the second largest industrial estate in Ireland with 4,000 people employed in the Port area.

Description

The subject property comprises three fully enclosed secure sites. The sites are available combined or in individual lots.

Area A comprises an enclosed site extending to 0.46 hectares (1.15 acres) with access from Shellybanks Road which in turn is accessed via a serviced security entrance at Pigeon House Road.

Area B comprises a large site extending to 1.11 hectares (2.76 acres) with access from Shellybanks Road which again is accessed via a serviced security entrance at Pigeon House Road.

Area C comprises an enclosed surface site extending to 0.66 hectares (1.65 acres) with direct access from Southbank Road.

Accommodation

The estimated gross external floor area is as follows:

Floor Area	Sq M	Sq Ft
Area A	0.46	1.15
Area B	1.11	2.76
Area C	0.66	1.65

Intending occupiers are advised to verify all floor areas

Services

All mains services are available. Lighting & heating is provided throughout.

Lease

Flexible terms available.

Rent

On application.

Viewing

Strictly by appointment.

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