



Established. 1952
**JP&M
DOYLE**

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TO LET

**HIGH PROFILE RETAIL CAR SHOWROOMS,
C. 1,864 SQ. M./ 20,064 SQ. FT.,
UNIT 9,
COOLMINE CENTRAL,**



**COOLMINE INDUSTRIAL ESTATE,
DUBLIN 15.
D15 A436.**

jpmdoyle.ie

(01) 490 3201

LOCATION:

This property is situated in the Coolmine Central development in Coolmine Industrial Estate. Coolmine Industrial Estate is a hybrid business park comprising a variety of indigenous inhabitants, strategically located at the junction of the Blanchardstown Road and the Clonsilla Road. The subject property enjoys prominent position fronting the R121 Clonsilla road and just off Porters Road, the main estates thoroughfare. The estate is located c.12 km North West from Dublin City Centre and c. 3 km from M50/N3 interchange enabling access around the city and to all primary arterial routes serving the country.

Blanchardstown Shopping Centre and Westend Retail Park are located in close proximity, providing occupiers access to a large consumer base. Notable occupiers in the estate include An Post, Des Kelly Interiors and Power City.

DESCRIPTION:

The property comprises of a high profile, state of the art, motor showroom. The c.1,864 sq.m /20,064 sq. ft building has a perimeter forecourt for about 150 cars, as well as a first floor showrooms with open plan cellular offices and canteen, alongside a valet station and car showroom area.





ACCOMMODATION:

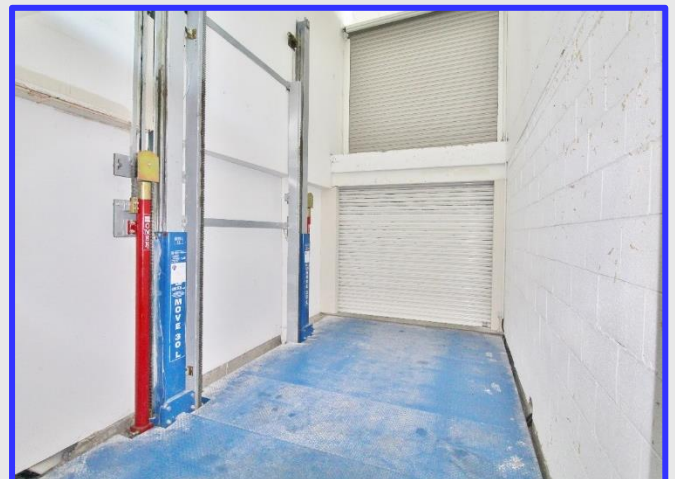
Unit 9: Motor Showroom

Main Showrooms:	c. 851 Sq. M with Reception Counter Fully Fitted Out, Tiled Flooring, with Separate Men's/Women's & Accessible Toilets and Customer Lift.
Canteen:	c.11 Sq. M
Plant Room:	c. 52 Sq. M
Car Storage Area:	c. 950 Sq. M with Car Lift to First Floor.

COMMERCIAL RATES

Unit 9 2018: €39,312.

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





VIEWING:

BY APPOINTMENT ONLY

BER:

D1

RENT:

€100,000 Per Annum

(Plus VAT, Rates & Service Charges)



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