

FOR SALE BY PRIVATE TREATY

Prime Industrial Development Site of approx. 0.64 ha. (1.58 acres) **Tolka Valley Road, Finglas, Dublin 11**



LOCATION

This property occupies a prime industrial location just off Tolka Valley Road in Finglas, at its junction with the Finglas Road (N2), approximately 8km north of Dublin city centre and 3km south of the N2/M50 junction – linking to Dublin Airport and Dublin Port Tunnel.

This is an established industrial/commercial location on the north side of Dublin, alongside Finglas Business Park and Tolka Valley Business Park and other well known developments such as Dublin & Glen Industrial Estates and Bellevue Industrial Estate.

There are also a number of new mixed residential & commercial/leisure schemes in the immediate vicinity, such as "Prospect Hill" – a 6 storey mixed residential & retail fronting the N2 and the adjoining Ardmore Hotel, as well as Premier Square and a similar apartment scheme nearing completion on the opposite side of the N2.





DESCRIPTION

The property comprises a prime industrial development site of approximately 0.64 ha. (1.58 acres) just off Tolka Valley Road and backing on to the Tolka river.

The site adjoins the Yeast Products Ireland facility on the road serving Finglas Business Park and planning permission exists for a new entrance to the site from this road.

The site is regular in shape, currently in grass and bounded by steel fencing.

ZONING

The property is included within an area zoned "Z6" in the Dublin City Development Plan 2005-2011 – "To provide for the creation and protection of enterprise and facilitate opportunities for employment creation".

"Permissible Uses" include; Industry (light), Live work units, Science & technology-based industry, Shop (neighbourhood), Car park, etc.

"Open for Consideration" uses include; Factory shop, Civic and amenity/recycling centre, Garage (motor repair/service), Office, Public house, Residential, Warehousing (retail/non-food)/Retail Park, Warehousing.

DEVELOPMENT POTENTIAL

This is a rare opportunity to acquire an in-fill industrial development site in an established commercial location on the north side of Dublin, with potential for development for a variety of industrial/commercial uses, subject to planning permission.

The property is strategically positioned just off the N2 and close to the M50, between Dublin city centre and the Airport and this represents an excellent opportunity for developers and owner-occupiers.

There may also be potential for development for higher value uses, e.g. residential in the future, subject to planning permission.

prime industrial development site

TITLE

We understand the property is held freehold, subject to a license of part to Yeast Products Ireland expiring on the 30th of September 2009, as shown on the attached map.

SERVICES

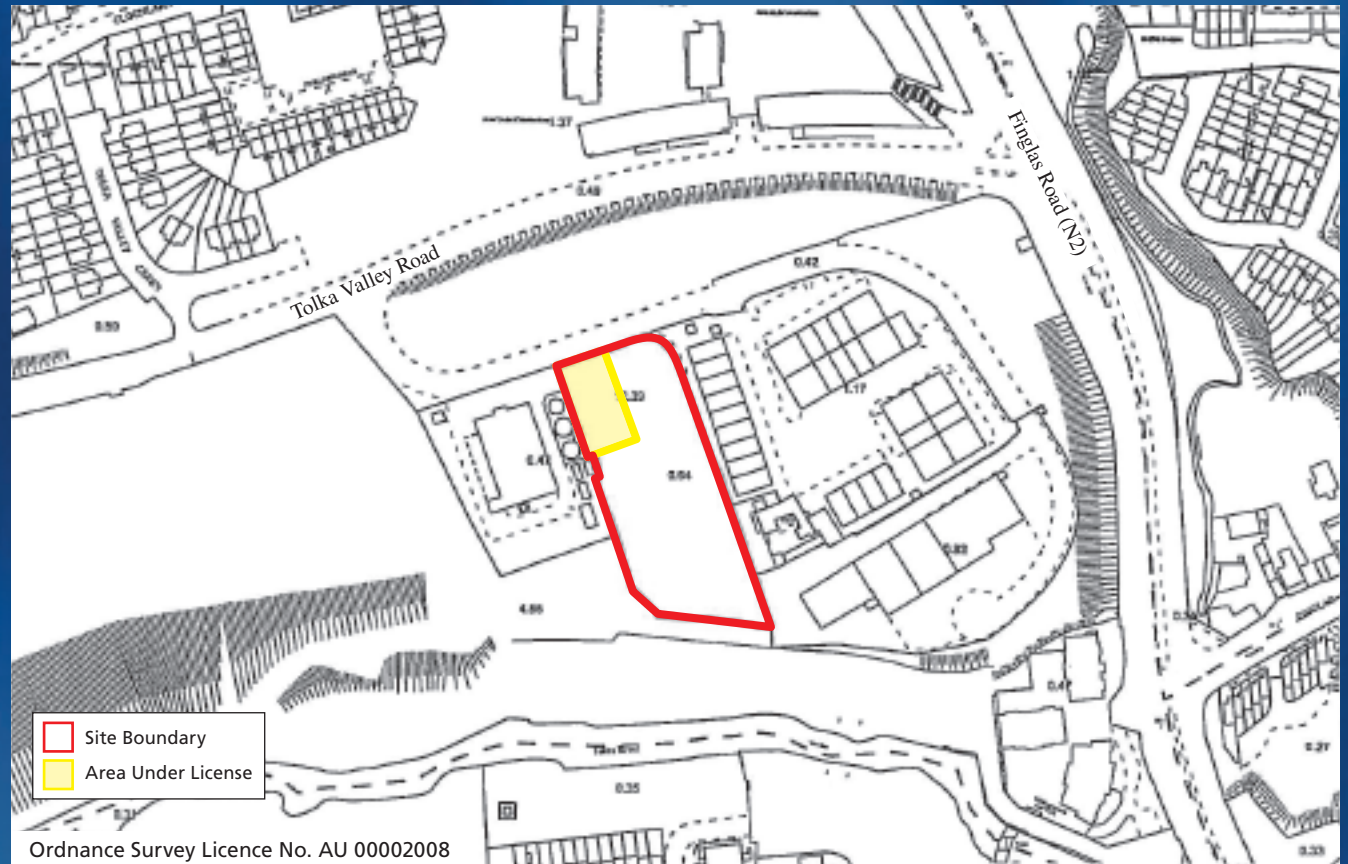
All mains services available.

PRICE

On application.

VIEWING

Strictly by appointment with sole selling agents.



Note:

The foregoing particulars are for guidance purposes only and are not intended to form part of any contract. The accuracy of measurements and descriptions is not guaranteed and intending purchasers should satisfy themselves by inspection or otherwise as to their correctness.