

For Sale

Unit 69 Cookstown Industrial Estate Tallaght, Dublin 24, D24 N702



Industrial Investment Opportunity with Excellent Future Development Potential (Subject to P.P.)

- 1,477 sq. m. on a Site of Approx. 0.26 Ha. / 0.64 Acres
- Substantially Under Rented on a Rolling Licence Agreement
- Strategic Position Identified in the Tallaght Local Area Plan
- **BER > G**

Unit 69 Cookstown Industrial Estate

Tallaght, Dublin 24, D24 N702

LOCATION HIGHLIGHTS

- Located at the end of Cookstown Road, just past its junction with Fourth Avenue within Cookstown Industrial Estate.
- 3.1 km from the N7 (Naas Road).
- 1.5 km from the N81 (Tallaght by-pass).
- 2.4 km from Junction 10 of the M50.
- The Cookstown LUAS stop, servicing Tallaght Town Centre and the city centre is within a 5 minute walk of the property.

PROPERTY FEATURES

- The property is a semi detached industrial unit with a ancillary office space.
- Gated and fenced site with generous car parking.
- Twin skin insulated metal deck roof incorporating 10% translucent rooflights.
- Loading access is provided to the side and rear via automated grade loading doors, 3.6 m wide x 4.9 m high.
- Internal eaves height is 5.7 m.
- Two storey workspace / storage is positioned in the centre of the property with full height warehouse on either side.
- Additional outbuildings to the side of the main building.
- Single and three phase power are also provided.
- Two storey offices are to the front of the property.
- Please note we have not tested any apparatus, fixtures, fittings, or services. Intending purchasers must undertake their own investigation into the working order of these items.

ACCOMMODATION

Measurement Application - Gross External

	Sq. M.
Industrial	720
2 Storey Workspace, Storage & Works Offices	416
2 Storey Offices / Staff Facilities	341
TOTAL	1,477

Intending purchasers are specifically advised to verify all information, including floor and site areas. See DISCLAIMER.

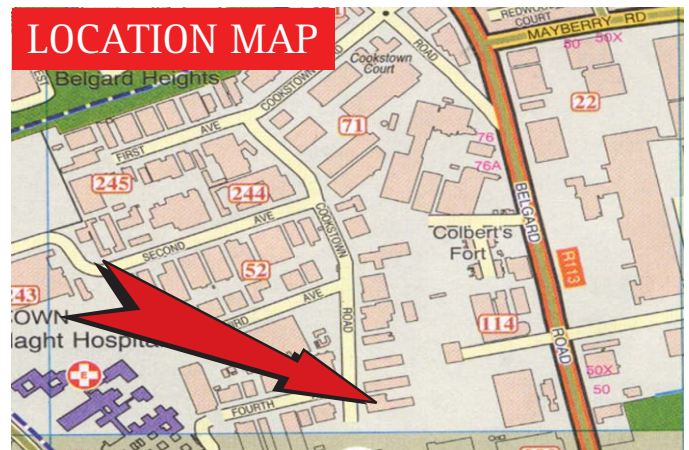
LICENCE

- Let to Kavanagh Recycling and Recovery Ltd. on a rolling monthly Licence at a current annual rent of €18,000 (exclusive).
- Currently substantially under rented.

BER DETAILS

BER: G
BER No.: 800417206
Energy Performance Indicator: 979 kWh/m²/yr

ASKING PRICE On application.



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