

For Sale/To Let

Site at Bohernabreena Road

Tallaght of Approx. 2.6 ha / 6.5 acres



Substantial Yard and Buildings Formerly Used as a
Waste Recycling Facility

01 4532755

www.industrialproperty.ie

LOCATION

The site is located on Bohernabreena Road in Tallaght approximately 2.1 km from Tallaght Village, 1.8 km from the N81 Tallaght By-Pass, and 2.6 km from the Firhouse exit of the M50 motorway (Junction 12). The M50 links with all the main arterial routes serving Dublin, Dublin Airport and the Port Tunnel. The Motorway is currently being substantially upgraded and this is helping to reduce journey times on this important route. The Old Mill pub and local shops are situated 500 metres from the property.

DESCRIPTION

The property comprises a site of approximately 2.6 ha / 6.5 acres incorporating a large enclosed yard and hard standing together with warehousing, outhouses and storage of approximately 2,243 sq. m. plus a caretaker's bungalow. There are two access points from the Bohernabreena Road and gates, walls and security fencing. The site has been in industrial use for many years and most recently as a waste facility.

A waste permit for the '*collection and segregation of specified construction waste materials*' expired in June 2008. The facility would obviously suit a waste / recycling operator subject to procuring the necessary permits / permissions.

SITE AREA & ACCOMMODATION

As scaled from Ordnance map approx. 2.6 ha / 6.5 acres.

Measurement Application - Gross External

	Sq. M.
Warehousing & Outhouses	2,243

Intending purchasers / tenants are specifically advised to verify all information, including floor and site areas. See DISCLAIMER on last page.



TOWN PLANNING

The property is located in an area zoned '*Objective G - To Protect and Improve High Amenity Areas*' under the South Dublin County Council Development Plan 2004 - 2010.

Use Classes Permitted in Principle under this Zoning Objective include:

Halting Sites / Group Housing, Open Space.

Use Classes Open for Consideration include:

Aerodrome / Airfield, Agricultural Buildings, Bed & Breakfast, Boarding Kennels, Caravan Park - Holiday, Car Park, Cemetery, Church, Community Centre, Concrete / Asphalt (etc.), Plant in or adjacent to a Quarry, Creche / Nursery School, Cultural Use, Doctors / Dentist etc., Education, Garden Centre, Guest House, Home Based Economic Activities, Hospital, Hotel / Motel, Industry - Extractive, Nursing Home, Public Services, Recreational Facility / Sports Club, Refuse Landfill / Tip, Residential, Residential Institution, Restaurant, Rural Industry - Cottage, Rural Industry - Food, Veterinary Surgery.



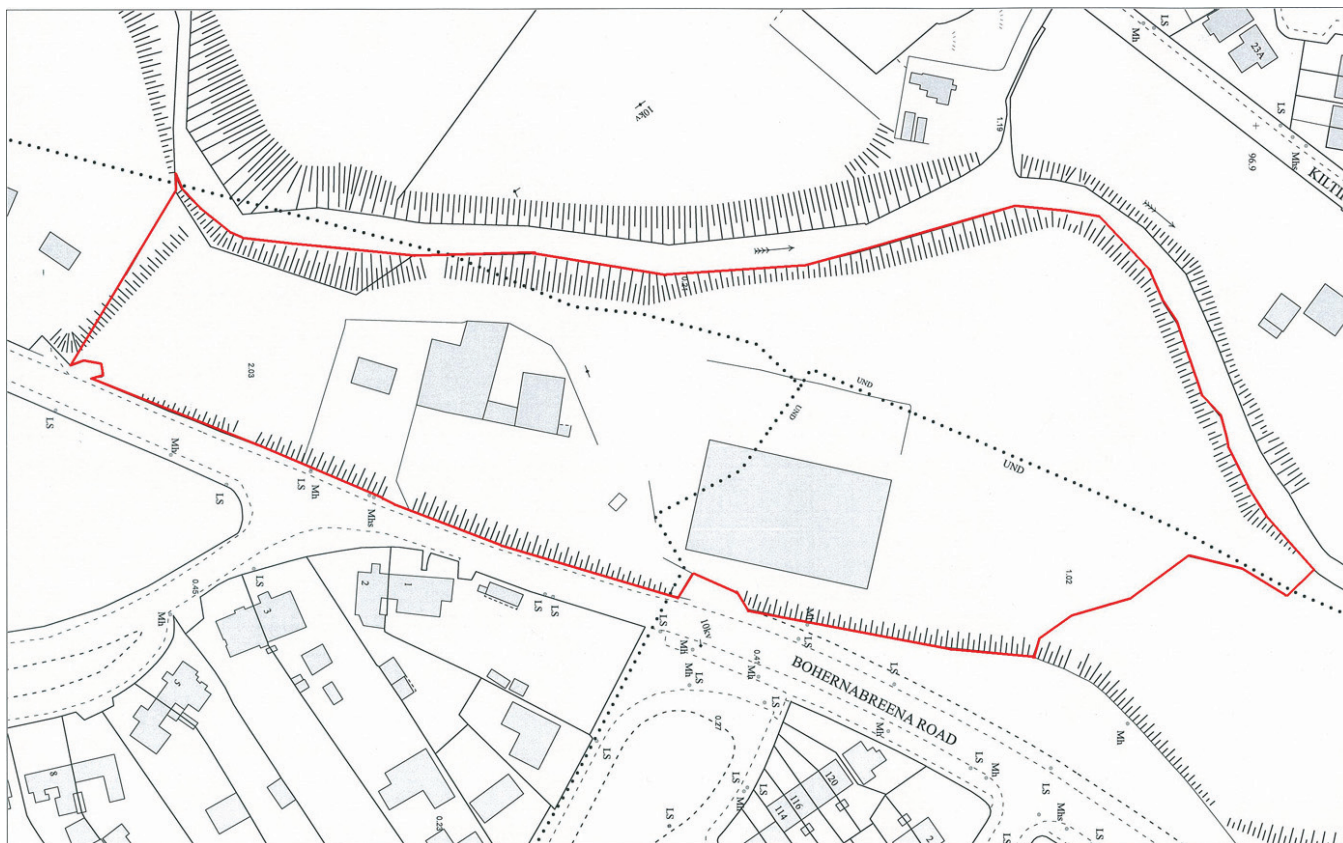
LEASE

Available on flexible lease terms on a full repairing and insuring basis.

In the case of a lease the site area will be reduced to exclude the caretaker's bungalow and site to the left side. A map showing this is available on request.

ASKING PRICE / RENT

On application.

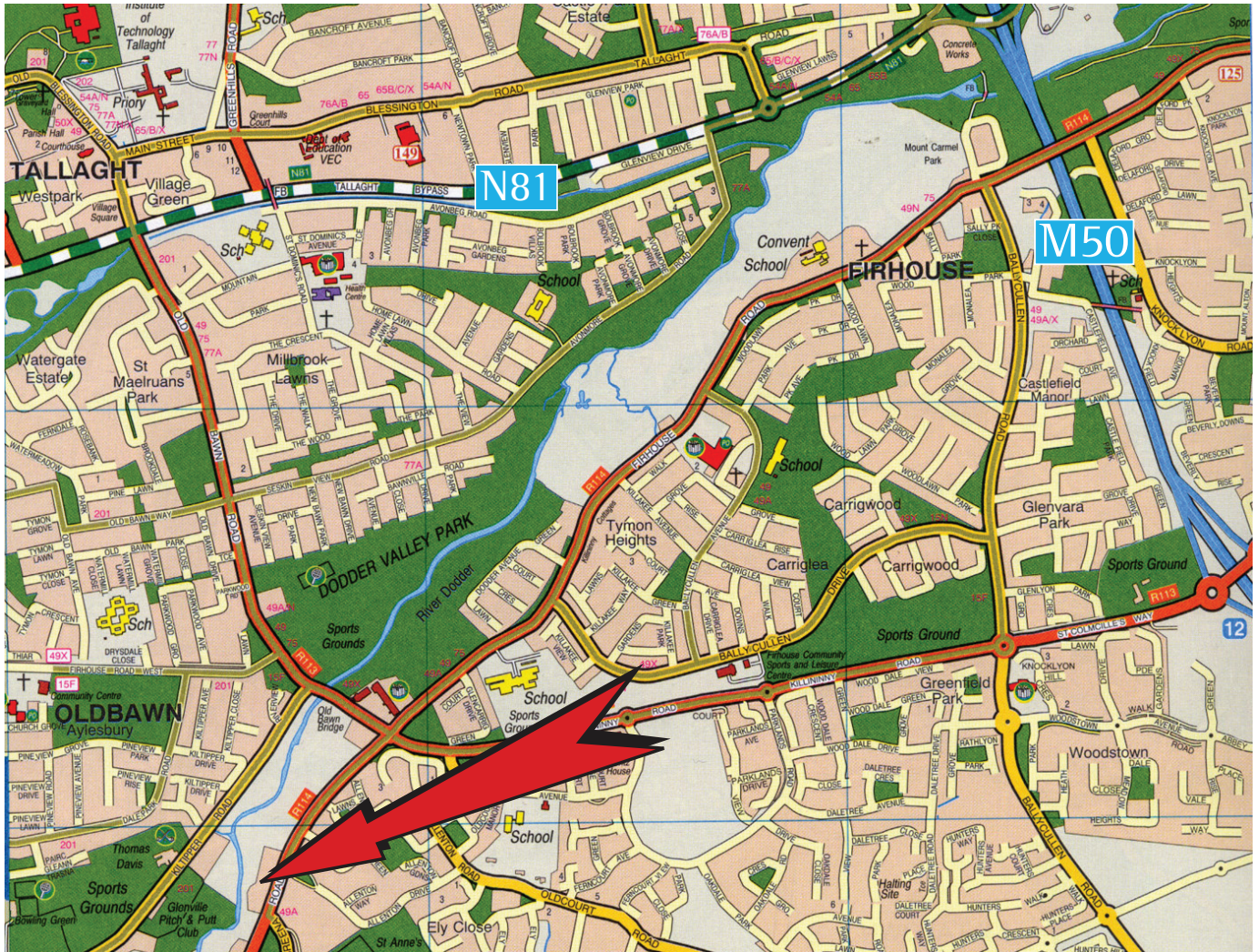


For Identification Purposes Only. Please Refer to Title Documents to Verify Accurate Boundaries.

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LOCATION MAP



**COLLIERS
JACKSON-STOPS**

01 6333700

www.colliersjs.com

Hambledon House
19-26 Lower Pembroke Street
Dublin 2

T: +353 1 6333700
F: +353 1 6715156

E: info@colliersjs.com
W: www.colliersjs.com

**William
Harvey**

Industrial Property Specialists

6/7 Greenmount House
Harold's Cross
Dublin 6w

T: +353 1 4532755
F: +353 1 4541838

E: info@william-harvey.ie
W: www.industrialproperty.ie



DISCLAIMER

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