



# For Sale

## Industrial Vacant Possession Opportunity

- Manufacturing style facility For Sale extending to approx. 27,092 sq ft
- High profile corner site extending to approx. 0.91 acres
- Loading access is by way of one roller shutter door to the side elevation
- Clear internal height is approx. 4.8m
- Zoned Z6: Enterprise & Employment under the DCC Development Plan 2022-2028
- May have future redevelopment prospects subject to Planning Permission

### Unit 84 Lagan Road

Dublin Industrial Estate, Dublin 11, D11 H277

27,092 sq ft

2,516.93 sq m

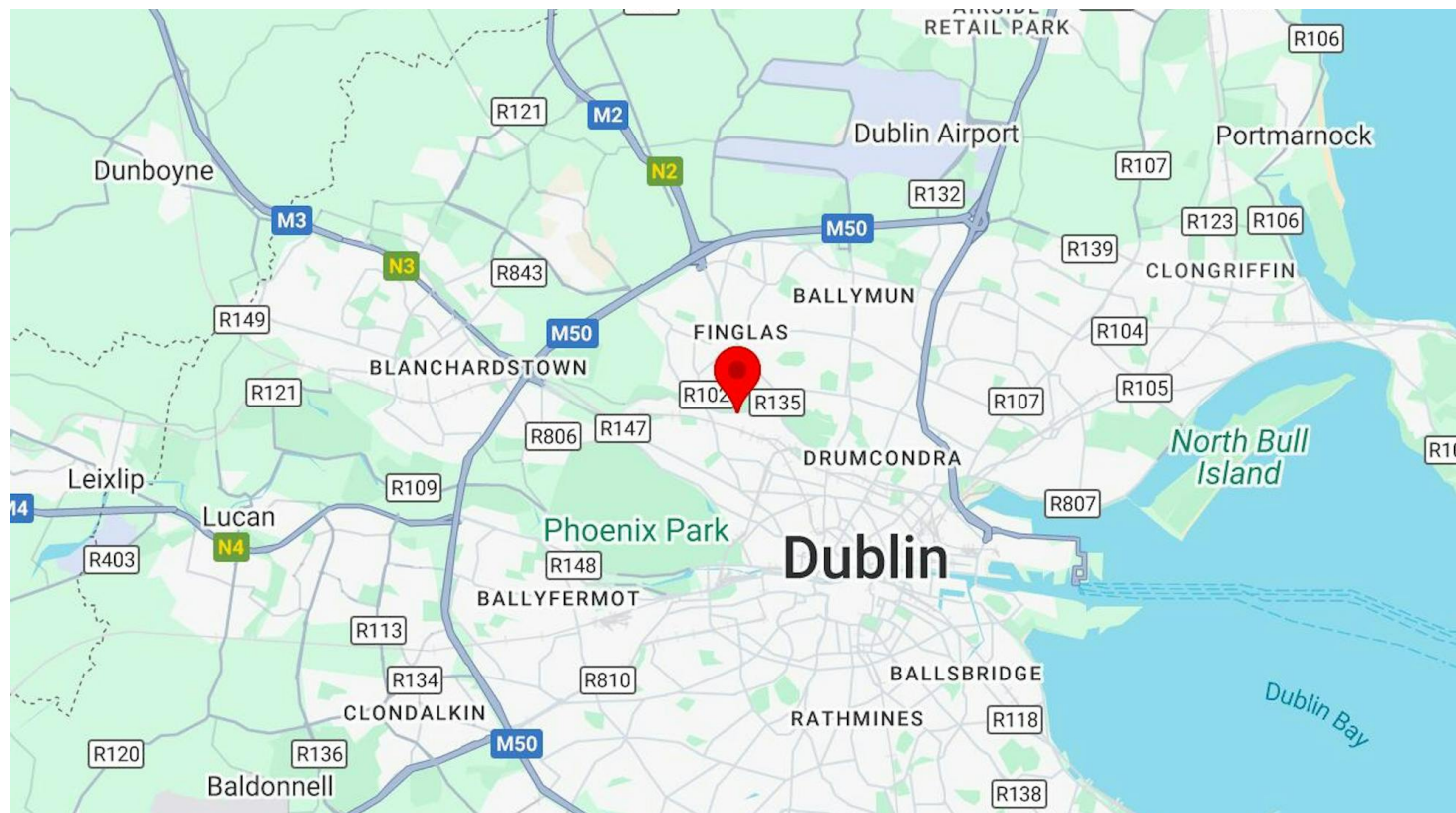
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# Unit 84 Lagan Road

Dublin Industrial Estate, Dublin 11, D11 H277



## Location

Unit 84 Lagan Road is strategically situated in the heart of Dublin Industrial Estate, which is a well established commercial location in close proximity to Dublin City Centre with excellent accessibility to all major transport links. The subject site occupies a high profile, prominent position overlooking Ballyboggan Road and is situated at the junction of Broombridge Road and Lagan Road.

Dublin Industrial Estate provides convenient access to Dublin City Centre which is situated 6.5 km to the south-east. The M50 Motorway is accessible by way of the Finglas Road (R135) and lies 4.5 km to the north, with direct access at Junction 5 (Finglas). Dublin Port is situated 6.5 km to the south-east, Dublin Airport is situated 11.5 km to the north-east and both can be reached within 20 mins drive-time.

## Description

Manufacturing style industrial facility for sale with potential future redevelopment prospects

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	12,450	1,156.64
Unit - GF Offices	3,351	311.32
1st - FF Offices	2,172	201.79
Ground - Origination Area	1,490	138.43
Ground - Finishing Area	5,947	552.49
Ground - Staff Facilities	1,682	156.26
<b>Total</b>	<b>27,092</b>	<b>2,516.93</b>

# Unit 84 Lagan Road

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## Specification

Detached industrial and office facility with a modern extension

Steel frame construction with concrete block infill walls to full height

Double skin asbestos roof with Perspex roof lights

One roller shutter loading door to the side elevation (3.6m wide)

Eaves height is approx. 4.8m

Warehouse / manufacturing area accommodates a suspended ceiling throughout with acoustic ceiling tiles and fluorescent lighting

Dust proof concrete floor

Staff facilities are located off the warehouse and provide additional toilets, stores and canteen

Fully fire and burglar alarmed with full perimeter fencing

Oil fired central heating

Two storey office accommodation to the front generally provides plastered and painted walls, suspended ceilings with recessed lighting and carpet tile floor coverings and perimeter trunking

## Planning

The site has been included as part of the New Draft Masterplan for Baile Bogain 2025 which aims to address opportunities for urban regeneration at Dublin Industrial Estate, principally for residential use. The site is currently Zoned Z6: Employment / Enterprise under the Dublin City Council Development Plan 2022-2028.

## Viewings

Strictly by prior appointment with sole agent JLL

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