



## 3 Whitestown Industrial Estate

Tallaght, Dublin 24, D24 W863

### Gated Industrial Complex

### Vacant Possession

**4,662 sq ft**

(433.11 sq m)

- Large Warehouse & Yard
- c. 433 sq. m. / 4,662 sq. ft.
- Site extends to c. 0.27 Acres
- Potential Development Opportunity (S.P.P.)

# 3 Whitestown Industrial Estate, Tallaght, Dublin 24, D24 W863

## Summary

Available Size	4,662 sq ft
Price	Price on application
Rates Payable	€3,973 per annum
BER Rating	D1 (801120510)

## Description

3 Whitestown Industrial Estate comprises a gated site extending to 0.27 acres with a yard area to the front and rear of an industrial warehouse extending to c. 433 sq. m. / 4,662 sq. ft.

The entrance to the property is by way of a sliding metal gate.

The original warehouse extends to c. 259 sq. m. / 2,783 sq. ft. and consists of an asbestos roof with a pebble-dashed finish to the walls.

The warehouse is of metal frame construction with block infill walls, concrete flooring and fluorescent tube lighting throughout. There is a small toilet block with a mezzanine canteen to the front of the warehouse.

The extension to the rear comprises a warehouse with a metal-decked roof and fair-faced walls extending to c. 175 sq. m. / 1,879 sq. ft.

The unit has the benefit of full-height electric roller shutter doors to the front and rear of the unit.

There are 2 metal containers stacked on top of each other to the front of the warehouse, currently being used as office accommodation extending to 55.8 sq. m. / 601 sq. ft.

## Accommodation

The accommodation comprises the following GEA areas:

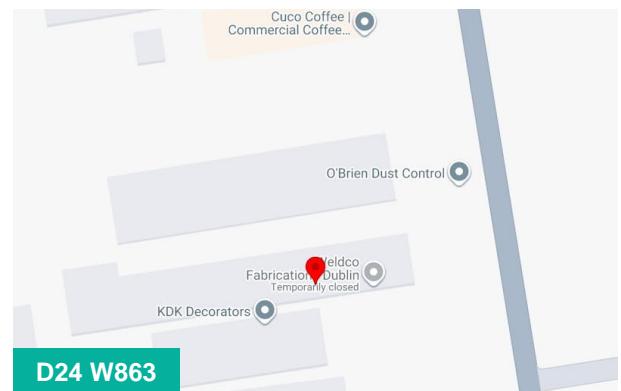
Floor/Unit	Description	sq ft	sq m
Building	Warehouse	4,662	433.11
Ancillary	2 Storey Office Containers	601	55.83

## Location

The property is located in Whitestown Industrial Estate, Tallaght, Dublin 24 on Whitestown Road, directly off Killinarden Way, situated approximately 1km from the N81 and 5km from the M50 motorway, providing ease of access to the main arterial routes.

The property is at the end of a cul-de-sac road, providing privacy and security.

The nearby Square Shopping Centre provides various staff amenities, including retail shops, bars and restaurants. The Square also has a Park & Ride Luas Stop and Bus Depot accommodating ease of access to the City Centre.



## Viewing & Further Information



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