

WILTON WORKS

NAAS ROAD • FOX & GEESE • DUBLIN D22 W2K3



For Sale by Private Treaty

Owner Occupier/Re-Development Opportunity (subject to p.p.)



Self-contained 3-storey HQ office building extending to 38,578 sq.ft. (GIA) + 96 on-site car parking spaces



High profile location with dual vehicular access onto the Naas Road & Robinhood Road



Site Area - 0.983 Hectares / 2.43 Acres

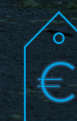


Zoned REGEN:
To facilitate enterprise and/or residential led regeneration

(South Dublin County Development Plan 2022-2028)



Excellent Re-development opportunity (subject to p.p.)

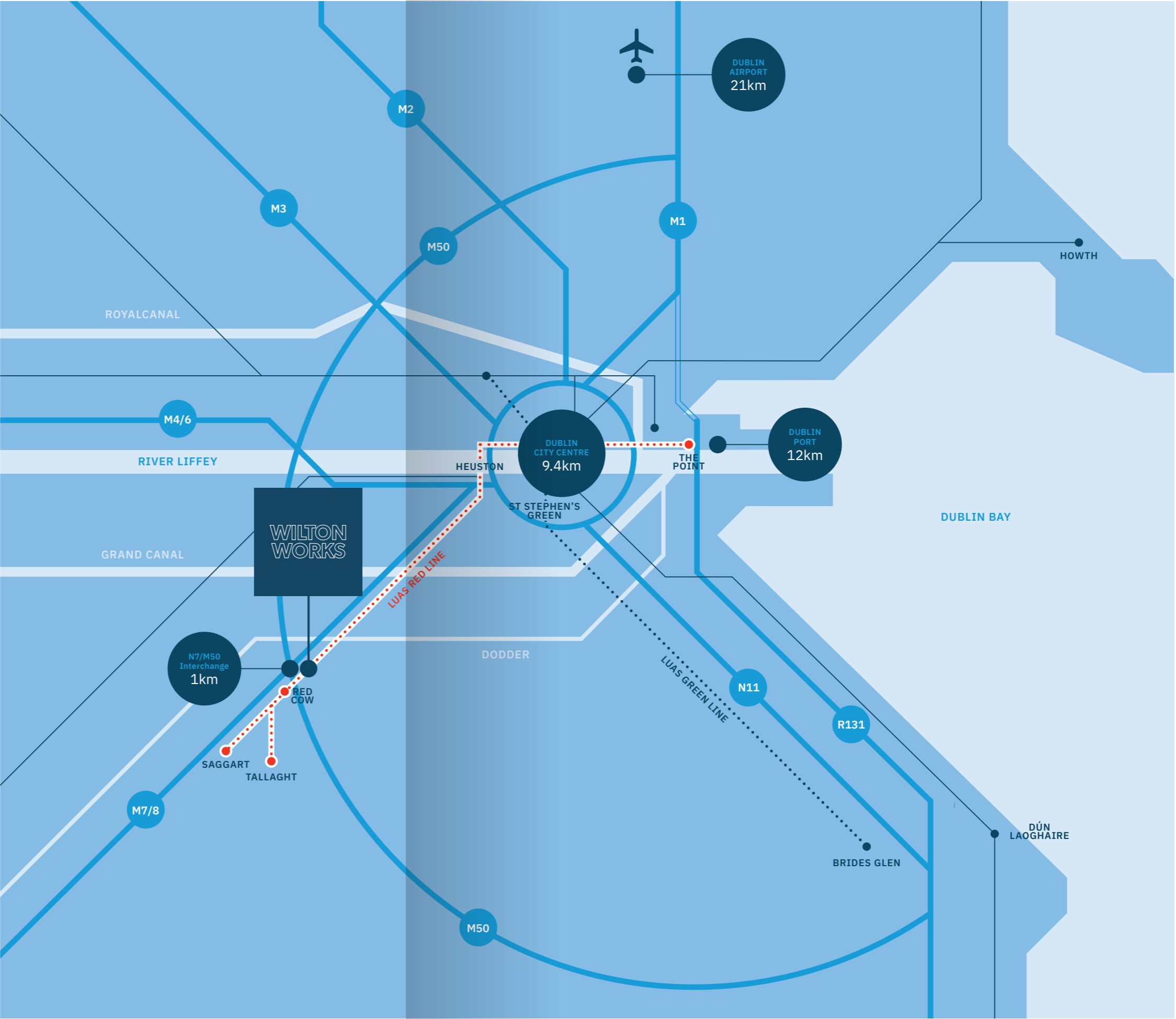


Guide Price €5,250,000 exclusive

Wilton Works is located on a high profile site fronting onto the Naas Road approx. 8 km south west of Dublin City Centre. The immediate surrounding area comprises a variety of uses including industrial, retail warehousing and offices.

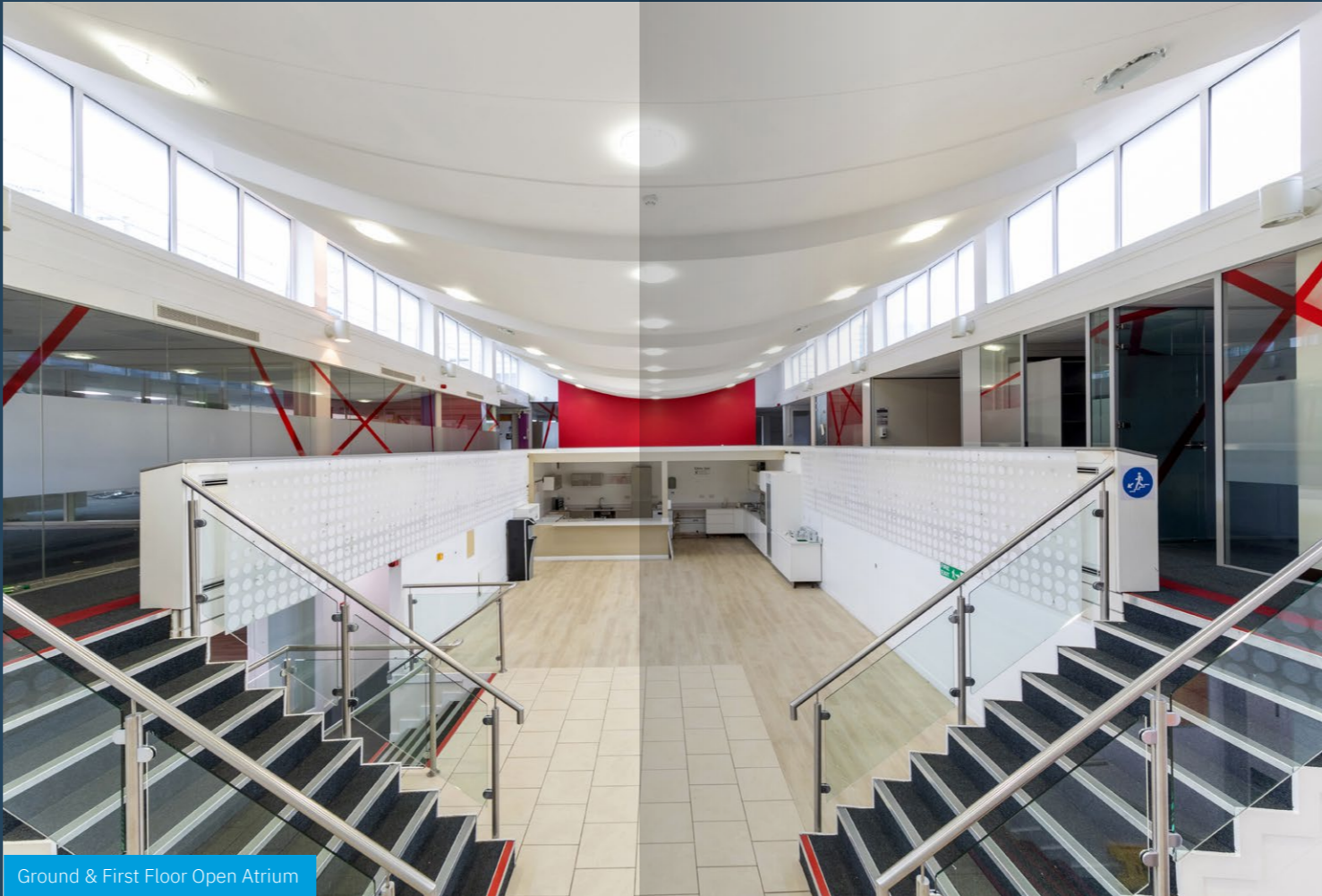
This location is very well serviced by local road infrastructure/public transport facilities and is approximately 300 metres east of the intersection of the M50 Motorway with the N7 Naas Road. The Luas Red Line, which runs from Citywest to the 3Arena in Dublin’s docklands provides a frequent and convenient public transport link to the City Centre with the nearest Luas stops at the Red Cow and Kilemore, less than a 10 minute walk. Nearby occupiers include Irish Distillers, DHL, Red Cow Moran Hotel & Harris Group.

With the M50 and the Luas Red Line on your doorstep, you have immediate access to all major national road links, Dublin Port, the city centre & Dublin airport.



Wilton Works is the former Irish headquarters of construction company John Sisk & Sons who had been in occupation since 1964. The existing development comprises the original 2-storey office building and interlinks with a modern 3-storey office building constructed in 2002.

The total combined floor area extends to 3,584 sq.m. (38,578 sq.ft.) together with 96 on-site car spaces. The floor plates are regular in shape and the original building has the benefit of an open double height atrium area. The site enjoys dual vehicular access from both the Naas Road and Robinhood Road located to the rear.



Ground & First Floor Open Atrium



First Floor Lift Lobby



Executive Corridor



Entrance



Reception

Specification

- » Solid flooring
- » Floor boxes wired for power & data cabling
- » Suspended ceilings with recessed LED lighting
- » Air conditioning
- » Gas fired central heating
- » On-site EV car charging
- » 1 X 8 person passenger Lift
- » Kitchenette/canteen facilities
- » Ladies & gents toilets
- » Fire & security alarm
- » Swipe card access
- » CCTV

Schedule of Accommodation

All measurements have been measured on Gross Internal Area basis. Measurement survey from Murphy Geospatial available upon request.

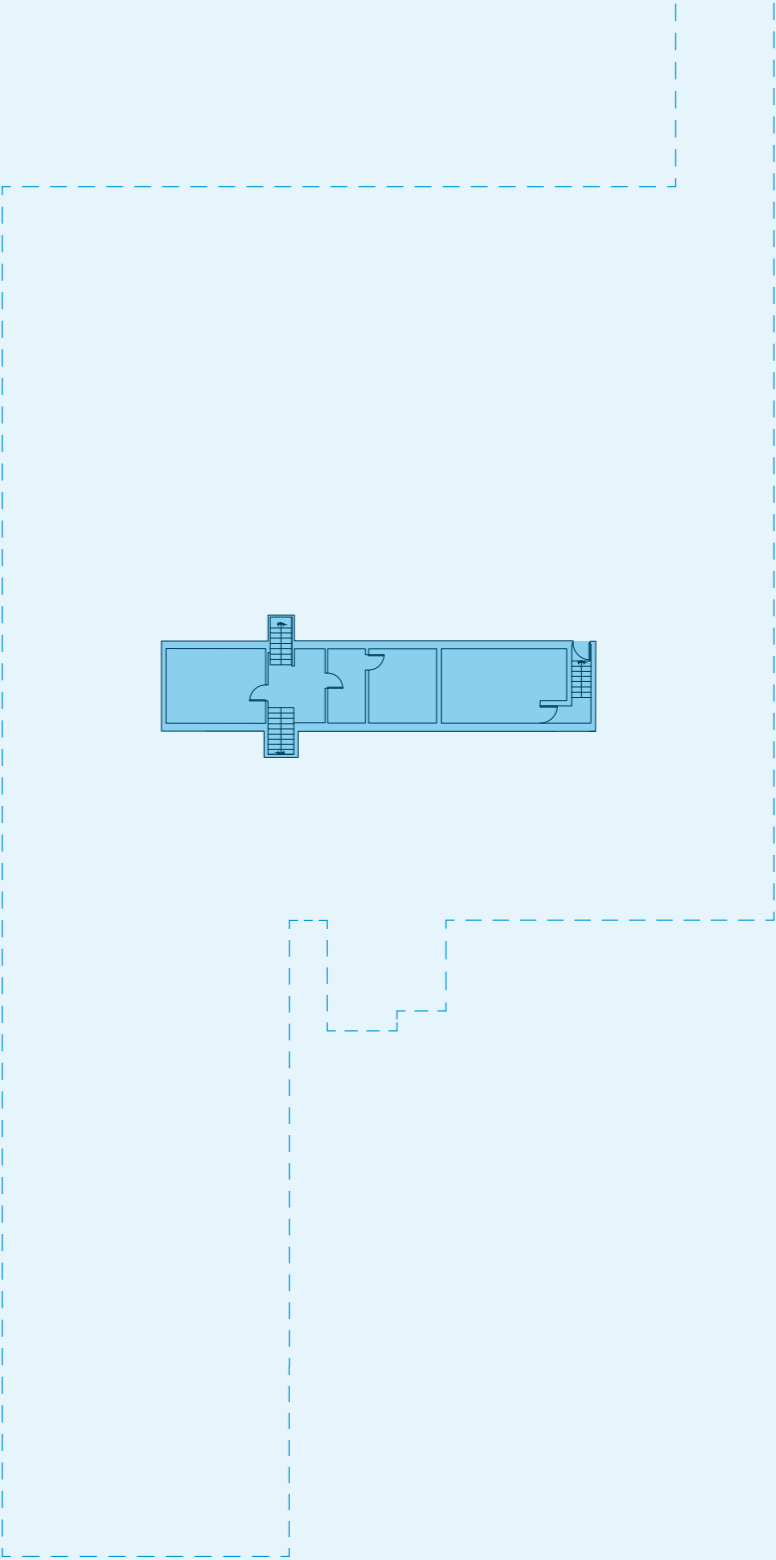
Floor	sq.m (GIA)	sq.ft (GIA)
Basement	72	779
Ground	1,665	17,927
First	1,480	15,936
Second	366	3,940
Total	3,584	38,578

*Please note the above floor areas should be verified independently.



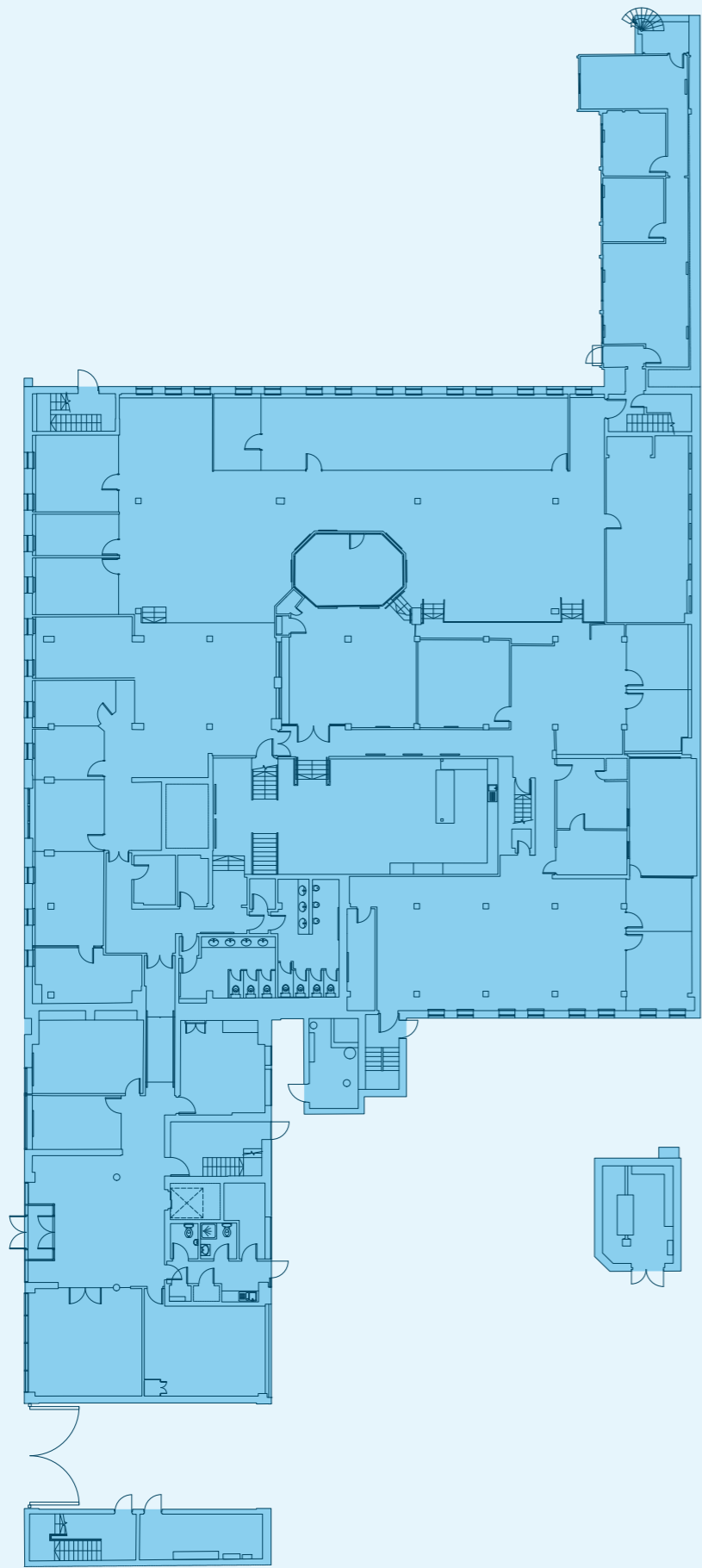
Basement (Storage)

72 sq.m / 779 sq.ft



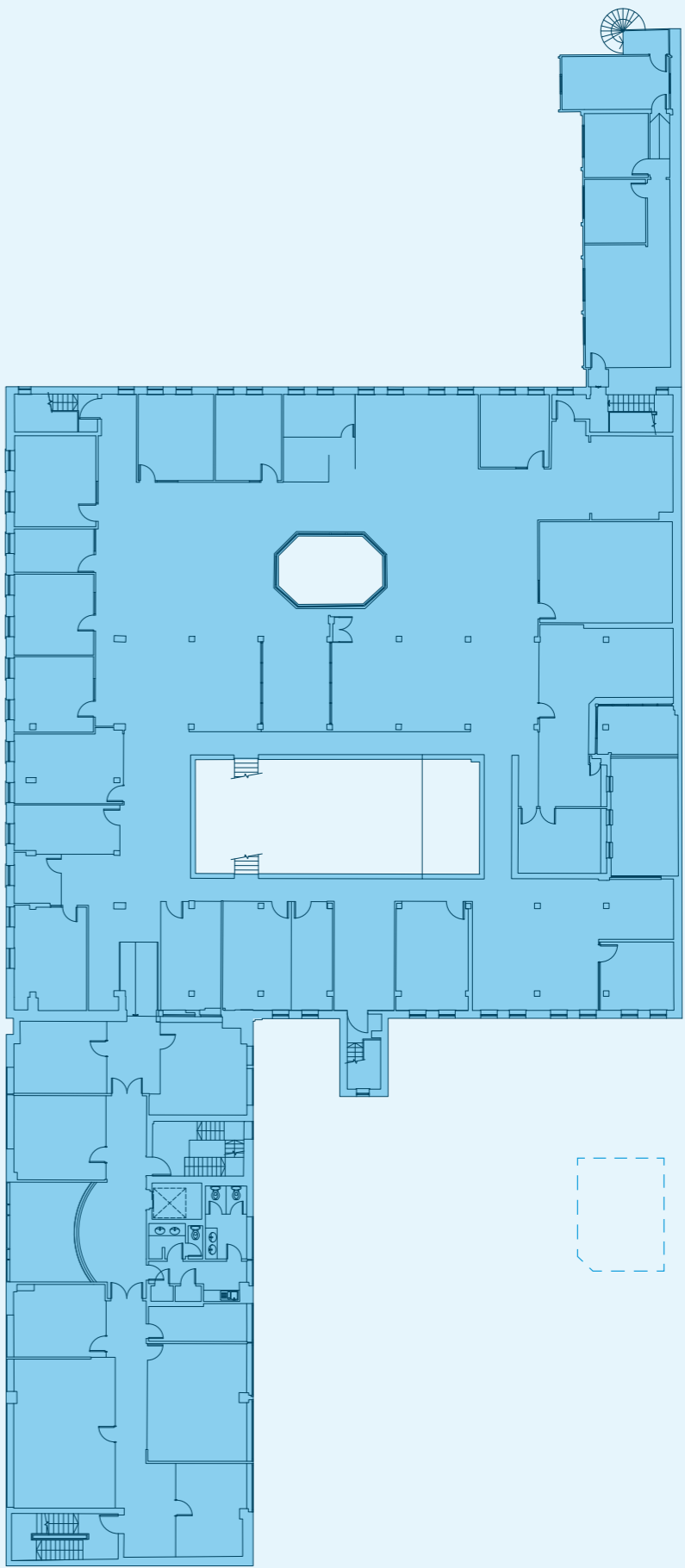
Ground Floor

1,665 sq.m / 17,927 sq.ft

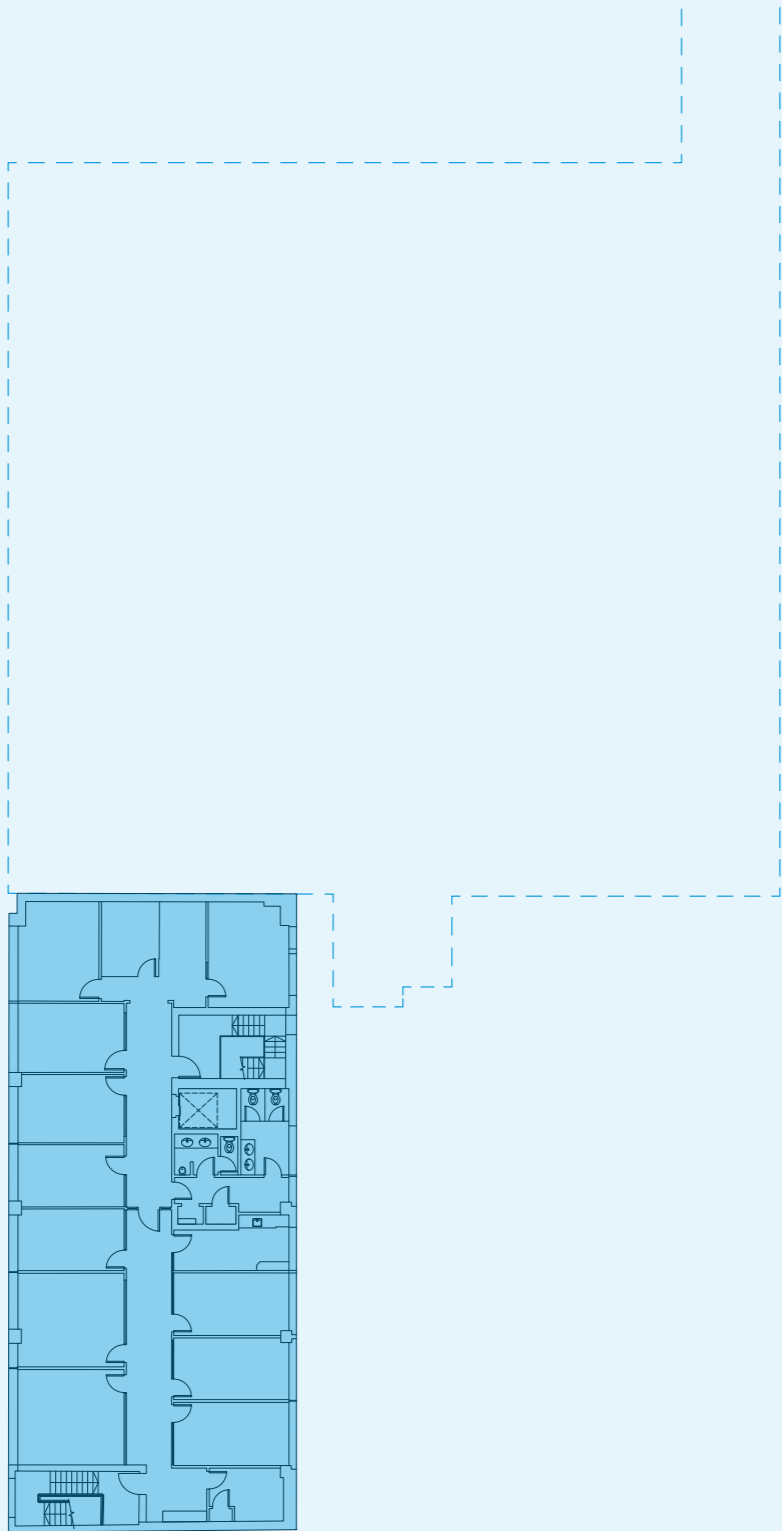


First Floor

1,480 sq.m / 15,936 sq.ft



Second Floor
366 sq.m / 3,940 sq.ft



Rear Courtyard



Further Information

Title

We understand the property is held Freehold.

Zoning

Zoned REGEN: To facilitate enterprise and/or residential led regeneration (South Dublin County Development Plan 2022–2028).

Rates

The 2025 South Dublin County Council rates equate to €130,000.

BER



Viewings

All viewings are strictly by private appointment through the sole selling agent BNP Paribas Real Estate.

Solicitor

JUNE HYNES

OBH Partners

17 Pembroke Street Upper, Dublin 2
www.obhpartners.ie

Contact



**BNP PARIBAS
REAL ESTATE**

realestate.bnpparibas.ie
(01) 661 1233

PSRA No: 002702

KEITH O'NEILL

e keith.oneill@bnpparibas.com
t +353 86 857 9696

JOHN CANNON

e john.cannon@bnpparibas.com
t +353 87 396 6725

DISCLAIMER: BNP Paribas Real Estate gives notice that these particulars are set out for general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract. All descriptions, dimensions, references to condition and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves or otherwise as to the correctness of each of them. All floor areas are approximate.



**BNP PARIBAS
REAL ESTATE**

REALESTATE.BNPPARIBAS.IE