

FOR SALE

76 & 77

**CHERRY ORCHARD
INDUSTRIAL ESTATE**

BALLYFERMOT ROAD • DUBLIN 10 • D10 EY68

High Profile, Owner Occupier / Redevelopment Opportunity

76 & 77

PROPERTY OVERVIEW



DETACHED WAREHOUSE FACILITY

GEA 1,966 sq m (21,165 sq ft), comprising warehouse and two storey offices.



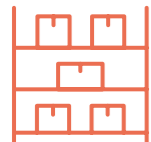
SITE AREA

Approx. 0.43 Hectares (1.05 Acres).



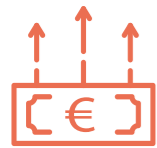
HIGH PROFILE LOCATION

One of the best located sites in Cherry Orchard with 58 m frontage to the Ballyfermot Road.



ATTRACTIVE OWNER OCCUPIER OPPORTUNITY

Refurbishment opportunity to create an enhanced facility tailored to operational requirements.



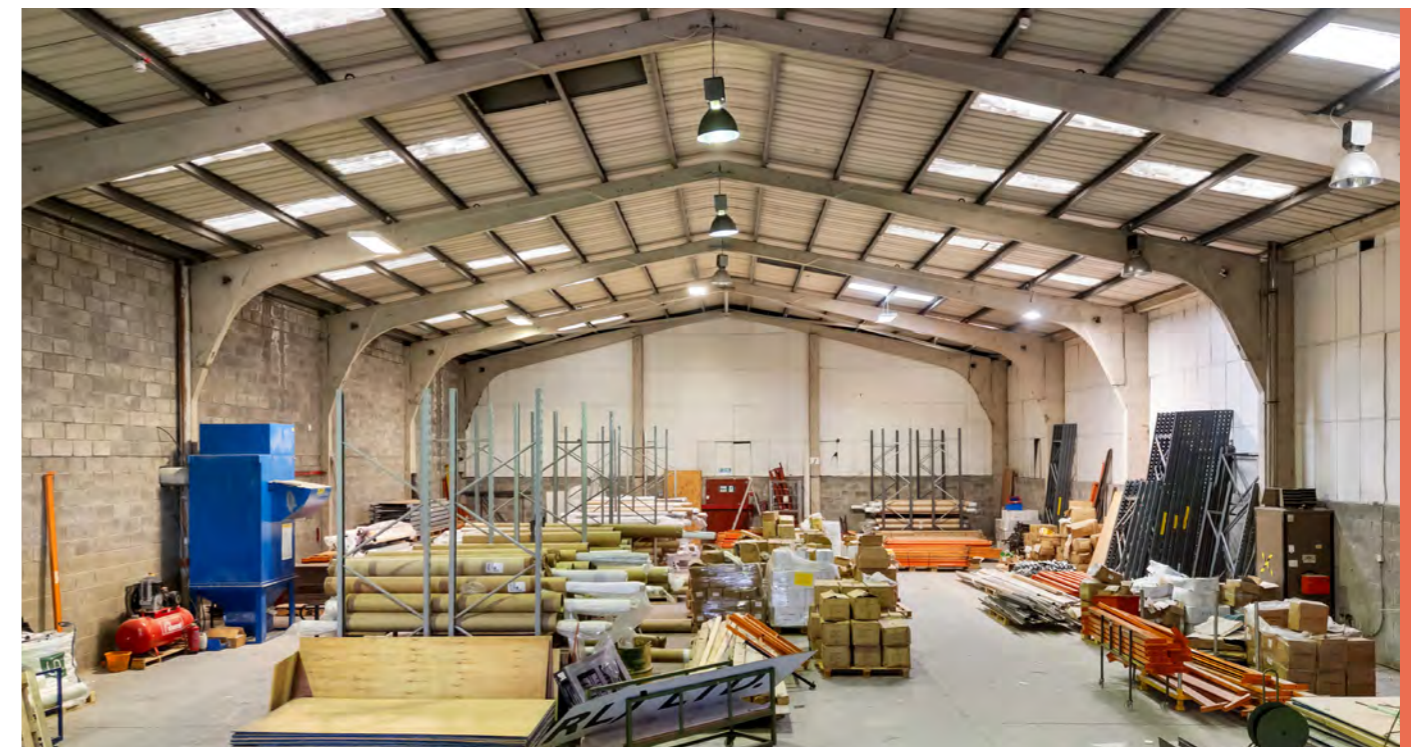
VALUE ADD INVESTMENT PLAY

Reposition the asset through refurbishment and leasing, to create a stabilised income producing investment.



STRATEGIC REDEVELOPMENT SITE

Zoned REGEN offering potential for alternative forms of development, including residential-led schemes, STPP.





Liffey Valley Shopping Centre

Junction 7 to Galway

M50

Liffey Valley Retail Park

B&Q

N4

M50

Palmerstown Community School

PP for 127 Apartments

Kennelsfort Road Upper

76 & 77

Ballyfermot Road

Cherry Orchard Hospital



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PROPERTY DESCRIPTION



Warehouse and Office Building, Which Was Sub-Divided in 1994 to Create Two Interlinking Units.



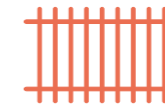
Gross External Area of 1,966 sq m / 21,165 sq ft.



Eaves Height of 6.1 m.



Twin Skin Cement Fibre Roof.



Fenced and Gated Site.



3 No. Level Access Doors.



ACCOMMODATION SCHEDULE

Measurement Application - Gross External

Unit 76	Sq m	Sq ft
Warehouse	792	8,526
Two Storey Offices	191	2,058
Total	983	10,584
Unit 77	Sq m	Sq ft
Warehouse	797	8,581
Two Storey Offices	186	2,000
Total	983	10,581
TOTAL GEA	1,966	21,165

Metric areas above are rounded.

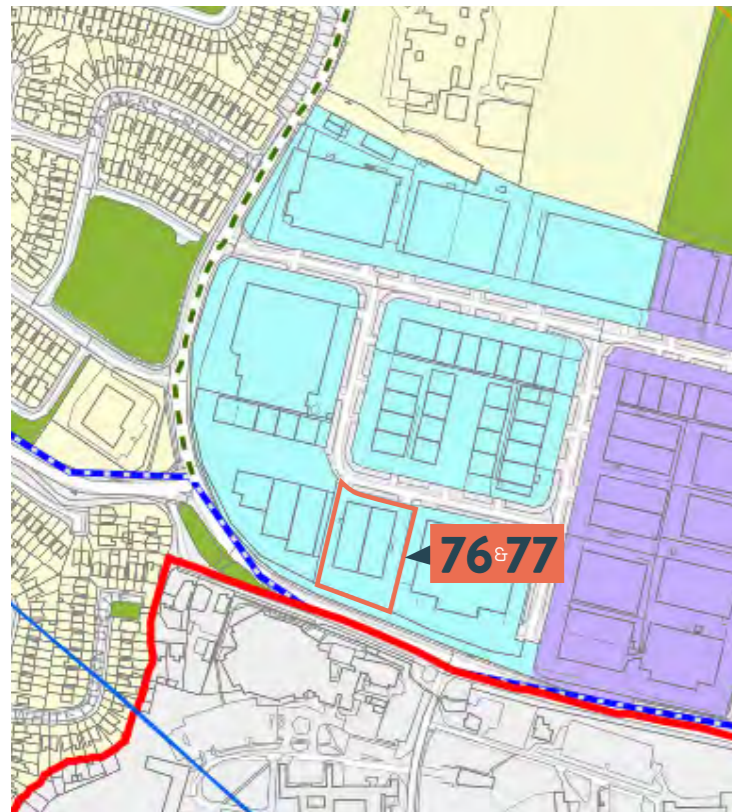
NB: There are additional offices in Unit 76 at ground floor level (16 sq m / 176 sq ft) which are non-compliant. These have been excluded from the Schedule of Accommodation.

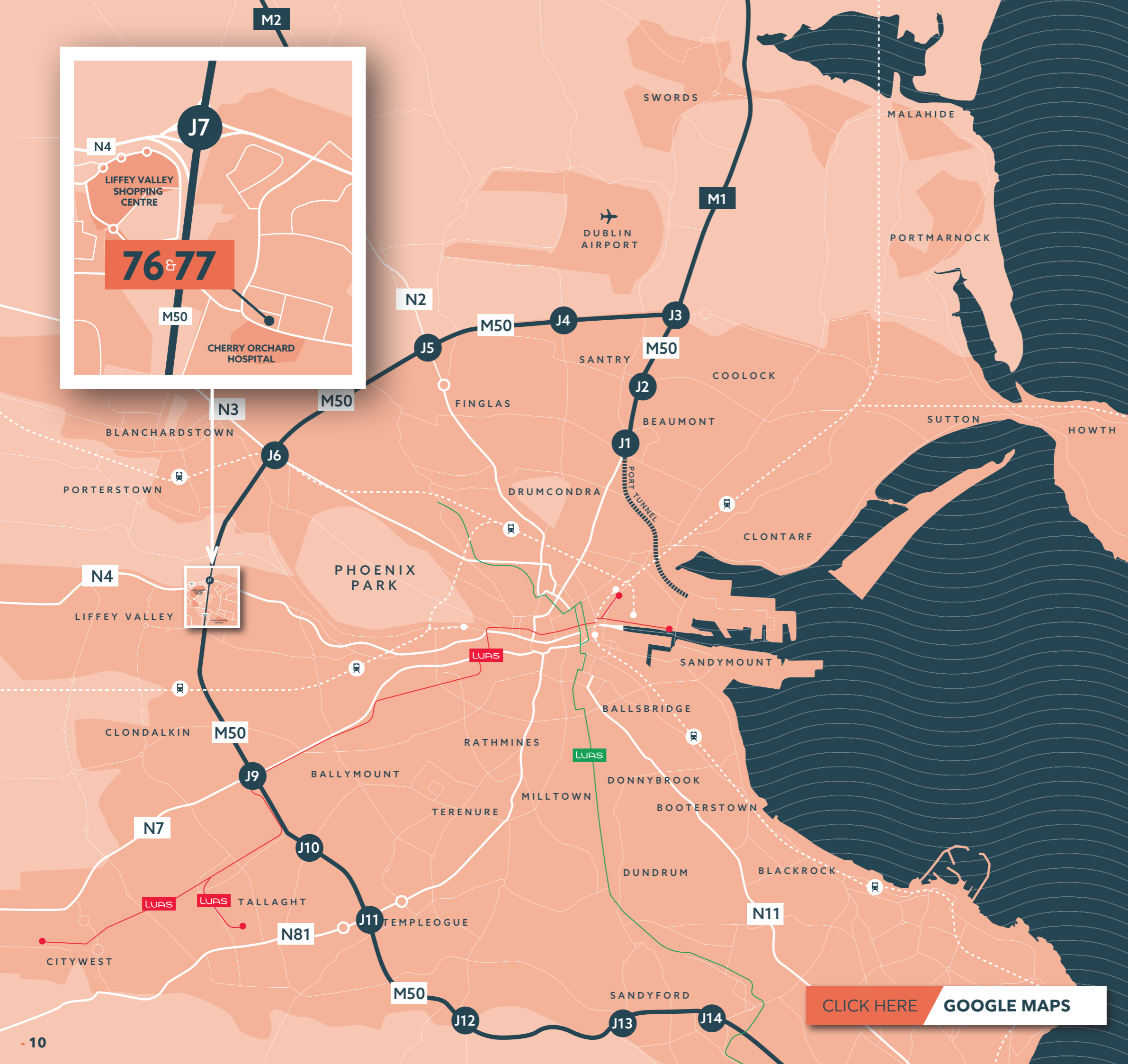
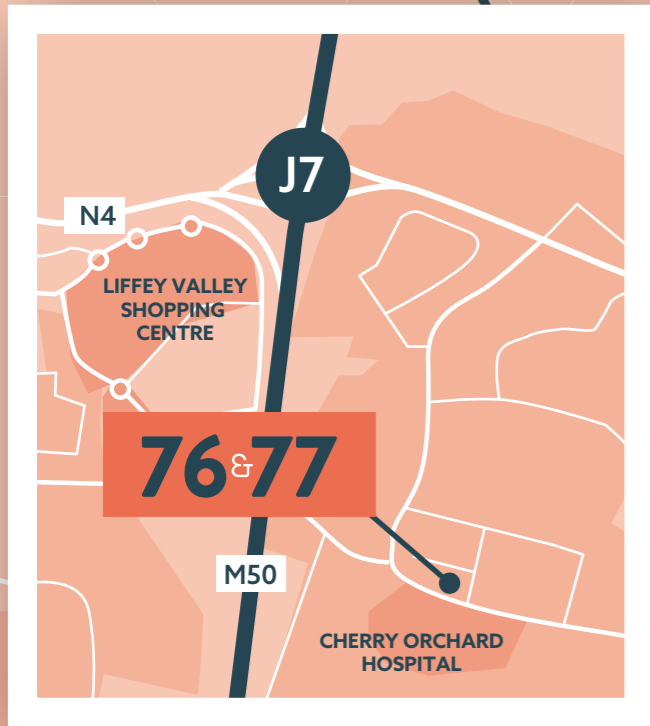
Intending purchasers are specifically advised to verify all information, including floor and site areas. See DISCLAIMER.

76 & 77

ZONING

The property is located in an area zoned REGEN, under the South Dublin County Development Plan 2022-2028. The Zoning Objective is 'To facilitate enterprise and / or residential led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery'.











LOCATION

The property occupies one of the best located sites in Cherry Orchard Industrial Estate with high visibility from Ballyfermot Road. Proximity to the M50 motorway via Junction 7 is only 2.3 km north, providing convenient access to Dublin Airport, Dublin Port Tunnel and several National Primary Routes. The estate is a very well established commercial hub and its popularity is also tied to the wider regeneration of the Cherry Orchard and Ballyfermot areas.

DRIVE TIMES

- 
M50 Junction 7
5 mins
- 
Park West & Cherry Orchard Train Station
6 mins
- 
M50 Junction 9
12 mins
- 
Dublin International Airport
18 mins
- 
Dublin Port Tunnel
20 mins
- 
Dublin City Centre
20 mins

(Source: Google Maps Off Peak)

GPS: 53.34551, -6.37781

Eircode: D10 EY68

[CLICK HERE](#) **GOOGLE MAPS**

PRICE

€2,250,000 (exclusive).

This equates to a Capital Value of €106 per sq ft, which is significantly below replacement cost.

TITLE

Freehold.

Held under Folio 23510F.

BER 

BER: E1

BER No. 801143967

Energy Performance Indicator: 343 kWh/m²/yr

SOLE SELLING AGENT



PSRA Licence No. 002027

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DISCLAIMER

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