

**FOR SALE**  
**UNIT B**



**WILLSBOROUGH**  
**INDUSTRIAL ESTATE**

CLONSHAUGH, DUBLIN 17, D17 TH94

**WAREHOUSE & OFFICE FACILITY**



## KEY FEATURES



Detached, Modern  
Warehouse & Office Facility



Clear Internal  
Height: 9.5 m



GEA: 4,304.8 sq m  
(46,336 sq ft)



Gated & Fenced  
Concrete Yard



4 No. Dock Levellers &  
2 No. Level Access Doors



2 MVA of Power  
Currently Available



This building occupies a prime logistics and data centre location, adjacent to the M50 motorway / M1 interchange, affording rapid access to Dublin Port Tunnel and Dublin Airport.

It also benefits from a current power supply of 2 MVA, offering significant advantages beyond standard warehousing, subject to planning permission.



## ACCOMMODATION

MEASUREMENT APPLICATION - GROSS EXTERNAL

Description	Size (Sq m)	Size (Sq ft)
Warehouse	3,375.2	36,330
Ground Floor Offices	293.4	3,158
First Floor Offices	292.2	3,145
Second Floor Offices	292.2	3,145
ESB Sub-Station	51.8	558
<b>Total</b>	<b>4,304.8</b>	<b>46,336</b>

## PROPERTY DESCRIPTION

### WAREHOUSE

- > Twin Span Steel Portal Frame Construction.
- > Insulated Metal Deck Roof.
- > Internal Block Walls to a Height of 2.4 m.
- > 4 No. Dock Levellers.
- > 2 No. Level Access Doors.
- > Clear Internal Height of 9.5 m.
- > Three-Phase Electrical Supply.
- > 2 MVA Power Supply Currently Available.

### OFFICES & STAFF FACILITIES

- > Feature Curtain Wall Cladding System to Corner Elevation.
- > Bright, Open Plan Office Accommodation.
- > Arranged Over Three Floors.
- > 630 kg Passenger Lift.
- > Perimeter Trunking.
- > Gas Fired Heating.
- > Double Glazed Aluminium Framed Powder Coated Window Units.

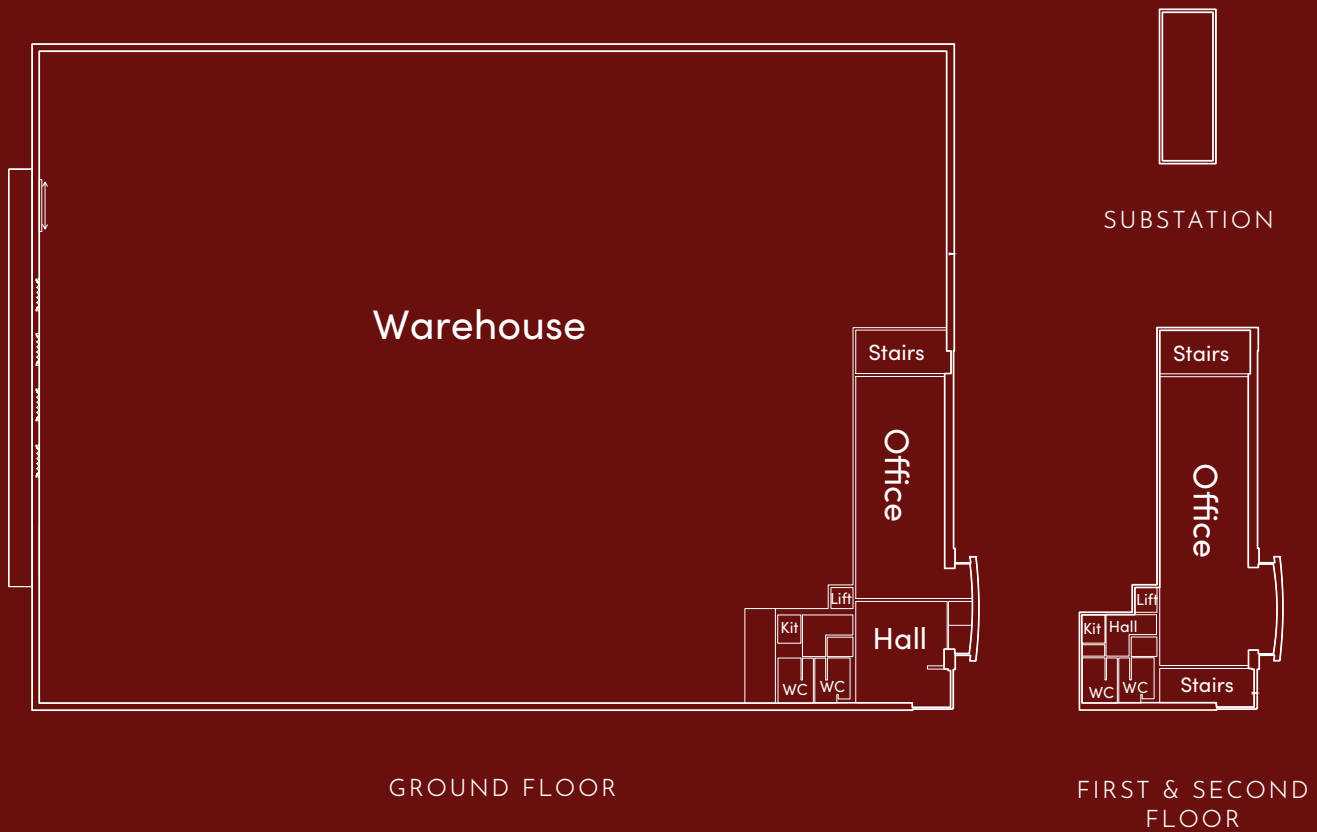
### EXTERNAL

- > Secure Gated and Fenced Concrete Yard.
- > Yard Depth Extends Up to 37 m.
- > 40 No. Car Parking Spaces.
- > Flood Lighting Attached to the Building.
- > Dedicated ESB Sub-Station Located to the Front of the Building.





# FLOOR PLANS



## VAT

The sale price is quoted exclusive of VAT. The sale of the property may qualify as a transfer of a business (TOB) for VAT purposes. Where such treatment applies, no VAT should be chargeable on the sale, and the purchaser will assume the benefit and obligations of Capital Goods Scheme (CGS) history relating to the property.

If the sale does not qualify as a TOB, the VAT treatment will depend on the specific circumstances, and VAT may be chargeable at the applicable rate. The vendor and purchaser may jointly opt to tax the sale, in which case the purchaser may be required to self-account for VAT under the reverse charge mechanism.

The ultimate VAT treatment will depend on the circumstances at the time of completion and should be independently verified by prospective purchasers and their tax advisers.

## DISCLAIMER

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## GUIDE PRICE

€7,000,000 (exclusive).

## BER



BER No: 800609190

EPI: 2164.73 kWh/m2/yr

## TITLE

Long Leasehold - 999 years  
from 1st January 1993.  
Held under Folio DN94023L.

## VIEWINGS

All viewings are strictly by appointment through the sole selling agent.

## SOLE SELLING AGENT



PSRA Licence No. 002027

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