



Accelerating success.

Semi-detached industrial facility available to let.



Semi-detached industrial unit extending to 26,210 sq. ft.



Ideally located 5 mins. from the M50 and 30 mins. from Dublin Airport



Clear Internal Height of 5.5m



Enclosed yard



2 electric roller shutter doors

Joe Brewer

+353 87 037 5718

Joe.Brewer@colliers.com

Nick Coveney

+353 87 239 1911

Nick.Coveney@colliers.com

Colliers

Hambleden House,

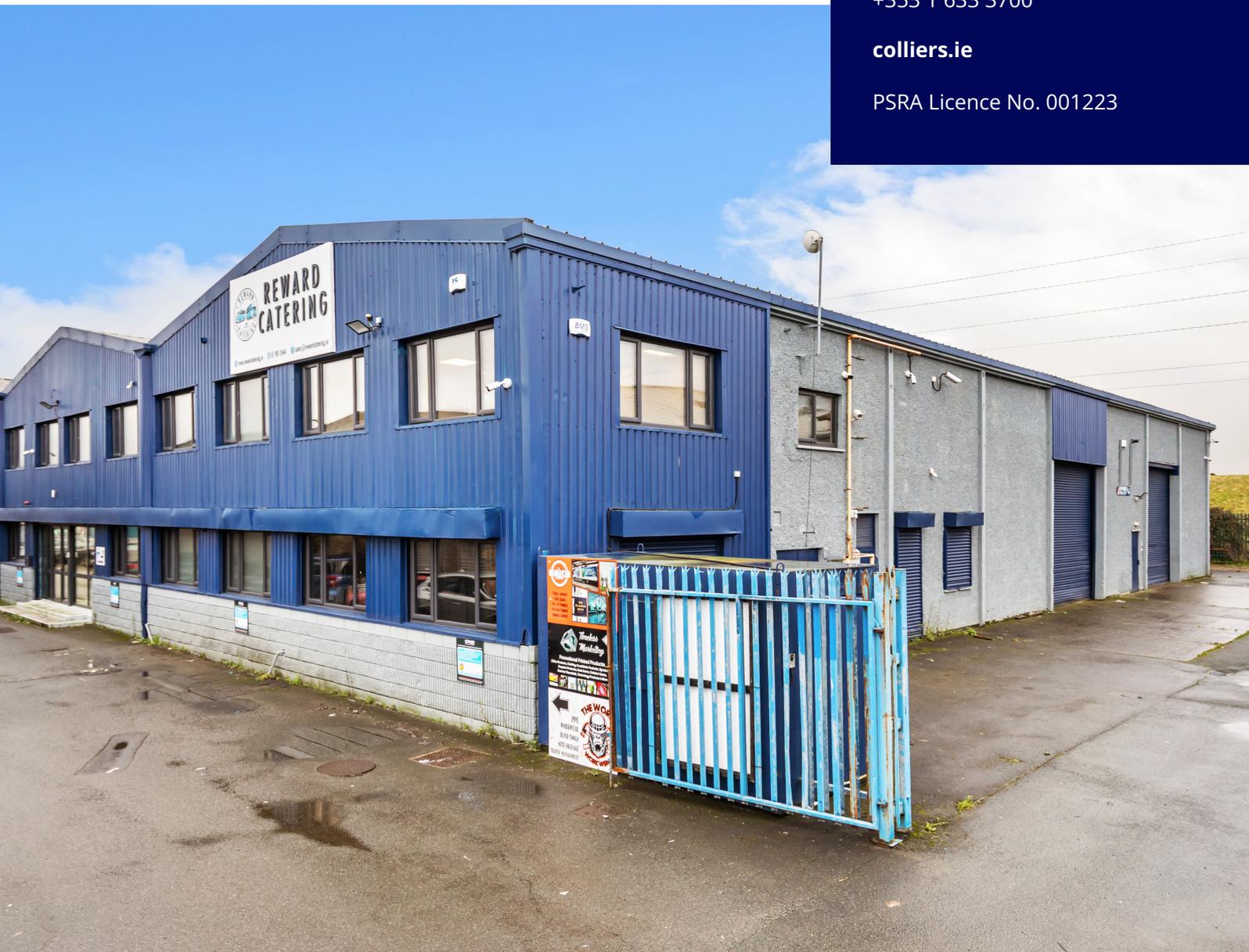
19-26 Lower Pembroke Street,

Dublin 2, Ireland

+353 1 633 3700

colliers.ie

PSRA Licence No. 001223

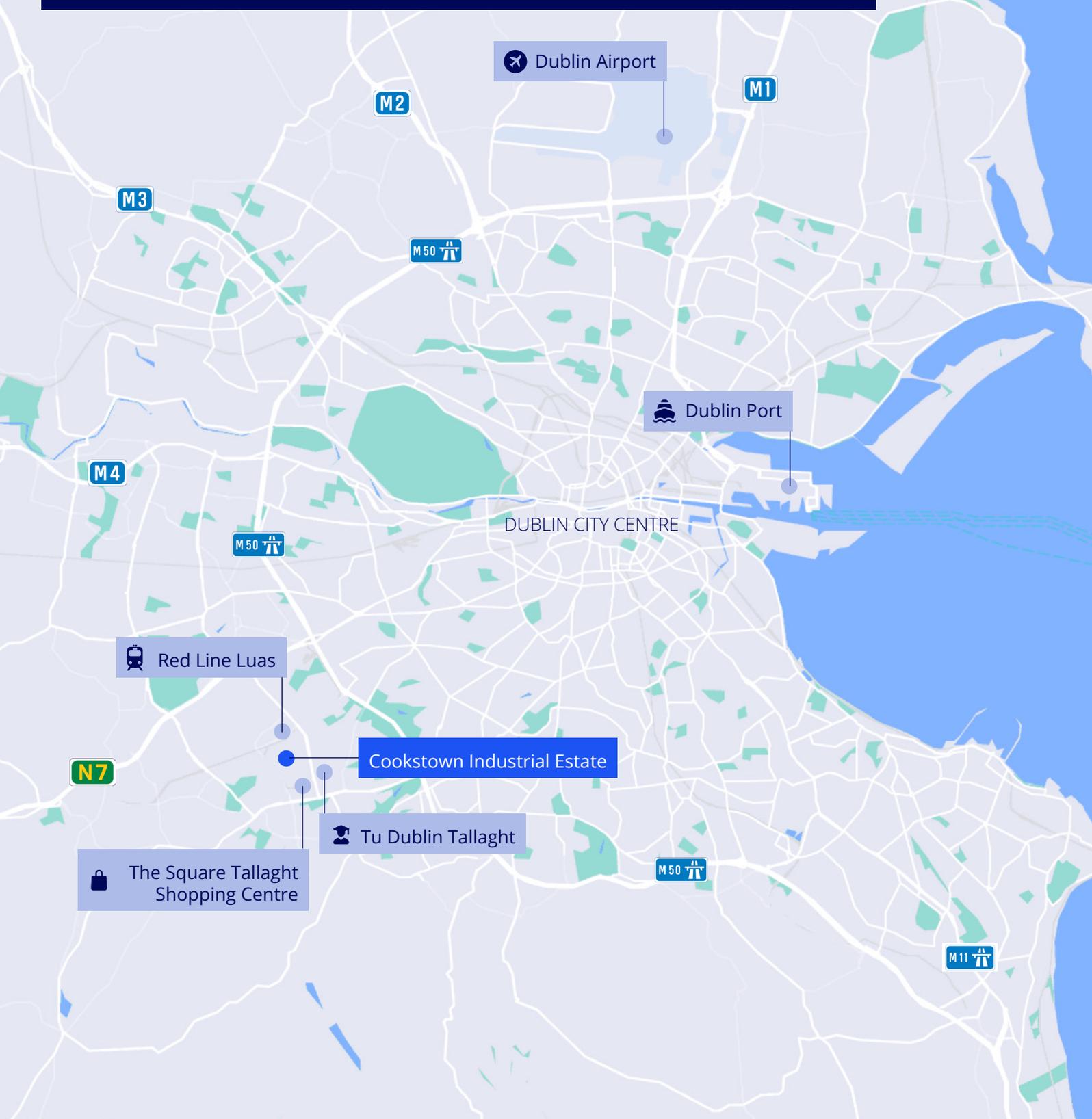


Location

Unit 13/B1 is situated in a prime location in Dublin 24, just off Junction 10 of the M50. This location offers superb connectivity for businesses seeking an industrial premises in Dublin.

Situated only minutes from the M50, the property provides seamless access to the Greater Dublin Area and is within a 30-minute drive of Dublin Airport. The property offers direct access to Dublin City Centre and the wider national motorway network, ensuring an efficient commute for staff and clients. The property is also served well by public transport with the Belgard Luas stop located just 800m to the northeast.

Amenities in the immediate area include a Circle K service station, The Square Tallaght Shopping Centre and TU Dublin Tallaght Campus. Notable occupiers in the surrounding area include Howdens Kitchens, Karl Goodwin Motors and Fedex reflecting the area's strong reputation as a leading business hub in South West Dublin.



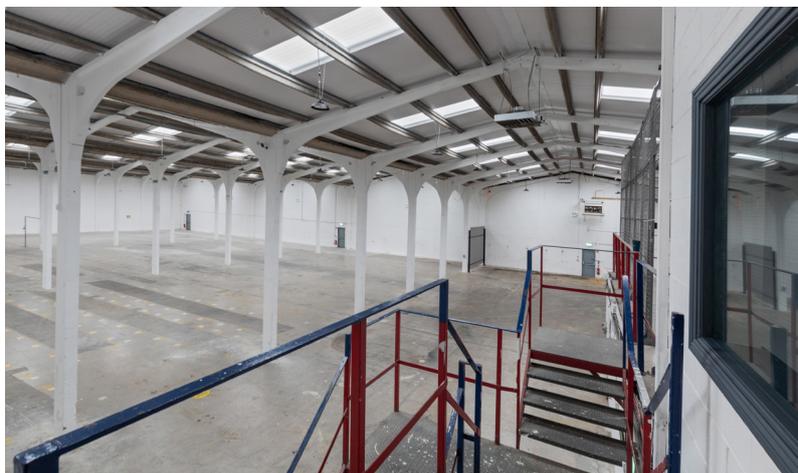
Unit 13/B1 Cookstown Industrial Estate, Tallaght, Dublin 24, D24 FC97

Description

The property comprises a semi-detached industrial facility extending to approximately 26,210 sq. ft. The warehouse element extends to 18,718 sq. ft. with an internal eaves height of approximately 5.5 metres. The Unit is constructed with a concrete frame and an insulated twin-metal deck roof incorporating translucent panels. The warehouse benefits from a sealed concrete floor, LED lighting and two automated roller shutter doors opening onto an enclosed yard that wraps around the side and rear of the building.

The office element of the building measures 7,491 sq. ft is located to the front of the building over ground and first floors. The offices have been recently refurbished and feature painted and plastered walls, suspended ceilings with recessed lighting, electric storage heating, CAT 5 perimeter trunking, triple-glazed PVC windows, along with kitchenette and toilet facilities.





Accommodation Schedule (GEA)

Accommodation	Area (Sq. M.)	Area (Sq. Ft.)
Industrial	1,739	18,718
Office	696	7,491
Total	2,435	26,210
Mezzanine	61	656

Lease

New lease available

BER



Viewings

Strictly by appointment with sole leasing agents Colliers.



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