

TO LET

# Former Cahill May Roberts Facility

Kylemore Road, Chapelizod, Dublin 10

Secure Fully Temperature Controlled & Sprinklered Warehouse Facility Extending to 101,818 sq. ft. (9,459.2 sq. m.) on a secure site of 4.5 acres.

savills

Junction 7 M50

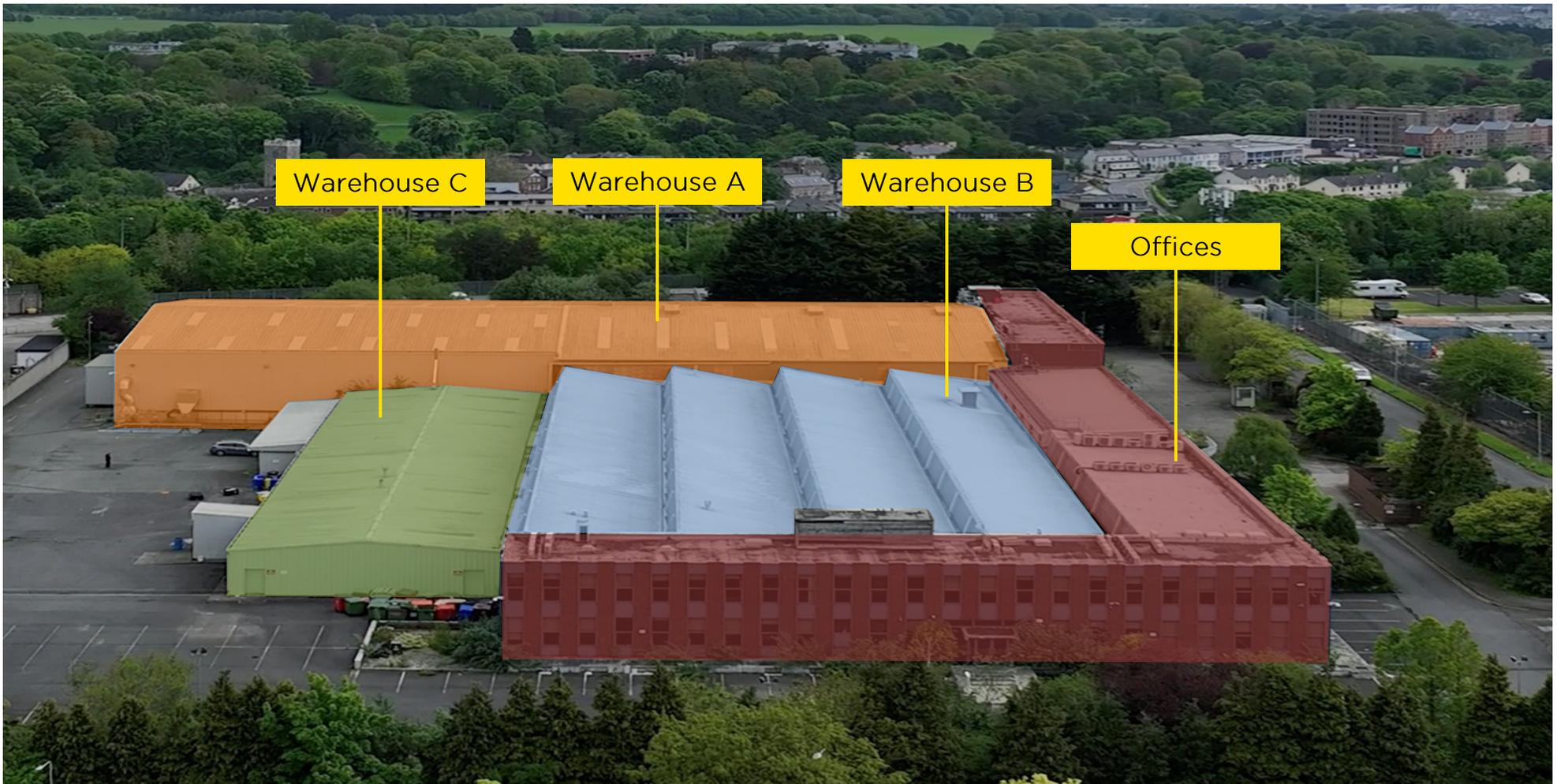
N4 /M50 (2 km)

City Centre (7 km)

Access (x2)

Access (HGV)





## Key Benefits



Warehouse area  
6,324 sq. m  
(68,079 sq. ft.)



Total no. 7 Roller  
Shutter Doors



Total no. 1 Dock  
Leveller



Self-Contained 4.5-  
acre Site



Fully sprinklered  
facility

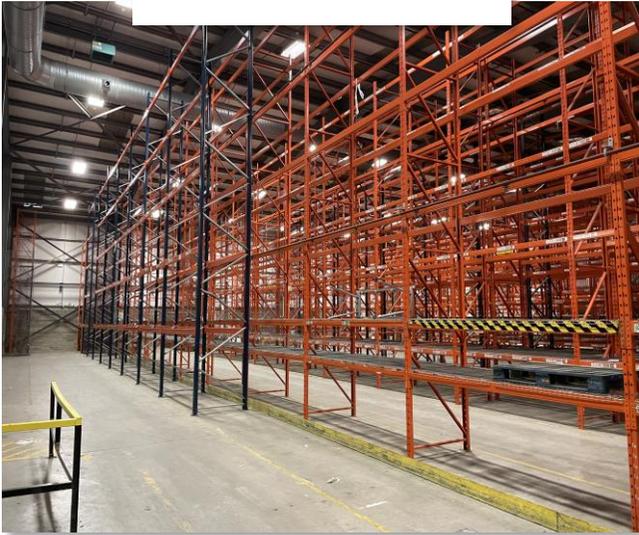


Temperature  
controlled facility



Full Site CCTV  
System

Warehouse A



Warehouse B



Warehouse C



- Warehouse extending to 2,697.11 sq. m. (29,031 sq. ft.)
- Racking system available if required.
- Fully fitted sprinkler system.
- HVAC system fitted in the warehouse.
- 1 dock leveller and 2 roller shutter doors.
- Approx. 6.6m clear internal height.

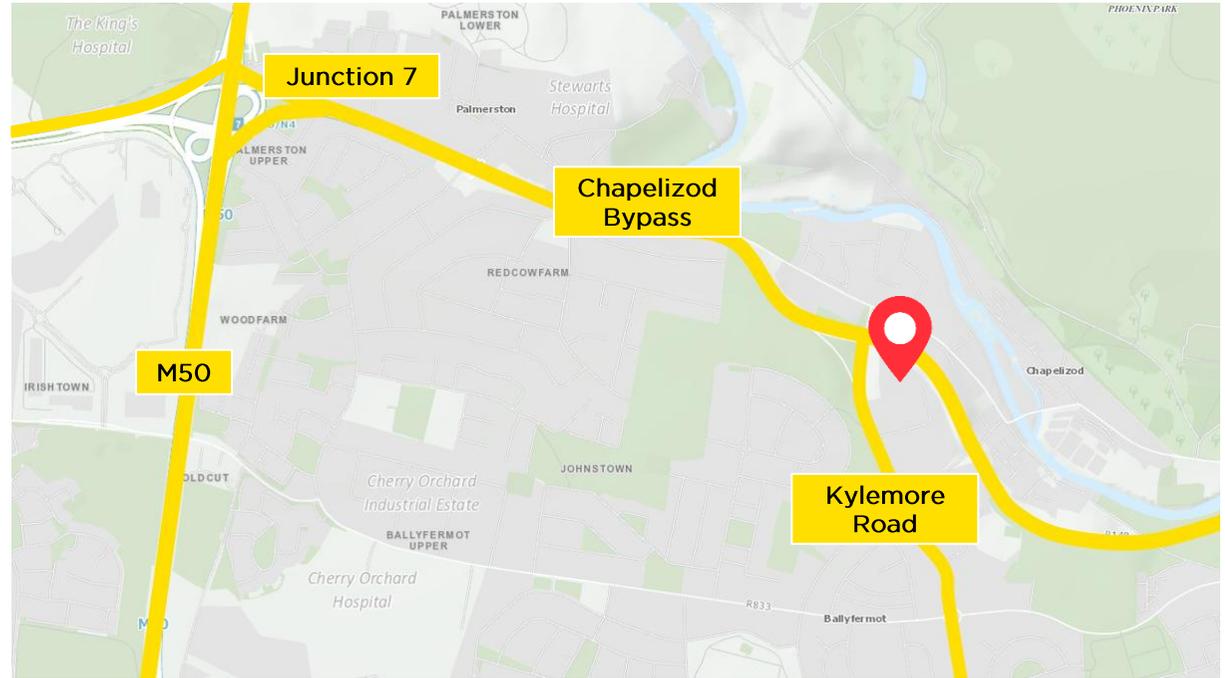
- Warehouse extending to 2,381 sq. m. (27,784 sq. ft.)
- North-light trusses provide natural lighting.
- Fully fitted sprinkler system
- HVAC system fitted in the warehouse.
- Approx. 4.4m clear internal height.

- Warehouse extending to 1,046 sq. m. (11,254 sq. ft.)
- Fully fitted sprinkler system.
- HVAC system fitted in the warehouse.
- 5 roller shutter doors
- Approx. 3m clear internal height.

*Please note we have not tested any apparatus, fixtures, fittings or services. Intending tenants must undertake their own investigation into the working order of these items.*

# Location

The facility is located between Ballyfermot and Chapelizod along the Chapelizod bypass and consists of a large industrial unit on a 1.82 Hectares (4.5 Acre) site approximately 7 km from Dublin City centre and approximately 3km from Junction 7 of the M50. The subject is surrounded by a variety of zoned lands, including employment and enterprise, amenity, community and social infrastructure and residential. The western boundary of the site abuts the R112 linking Ballyfermot to Chapelizod. The property is accessed via Rossmore Drive, which also provides access to CDET Ballyfermot Training Centre and Pat O'Donnell & Co.



# Zoning

The site is zoned Z10 in the current Dublin City Development Plan (2022-2028). The zoning objective for Z10 zoned lands is 'to consolidate and facilitate the development of inner city and inner suburban sites for mixed-uses'.



## Further Information

### Rent

On application.

### Inspections

All inspections are strictly by appointment through the sole letting agent Savills.



## Contact

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