

Industrial Unit

FOR SALE

By Private Treaty

Unit B1
Cookstown Business Centre
Cookstown Industrial Estate
Tallaght
Dublin 24



SUMMARY

- Warehouse building with the benefit of vacant possession
- Inclusive of two storey office accommodation
- 19 no. surface car parking spaces
- Floor area approx. 2,355 sq.m. (25,349 sq.ft.)
- Clear internal height of 6.2 meters
- Guide price €1,600,000
- Attractive capital value of approx. €63 sq.ft.
- Zoned Regeneration.



LOCATION

The property is situated within the wider Cookstown Industrial Estate, which is approximately 2km southwest of the M50 at Junction 10, and 3.5km from the N7 / Red Cow Interchange, Junction 9. Dublin City Centre is approximately 13km from the subject property.

A large number of industrial units surround the subject property including Airtown Road Industrial Estate, Broomhill and Hibernian Insurance Industrial Estates. Neighbouring occupiers include Windsor Motors, Richard Nolan Civil Engineering, and K-Tech Security.



13km from
Dublin City Centre



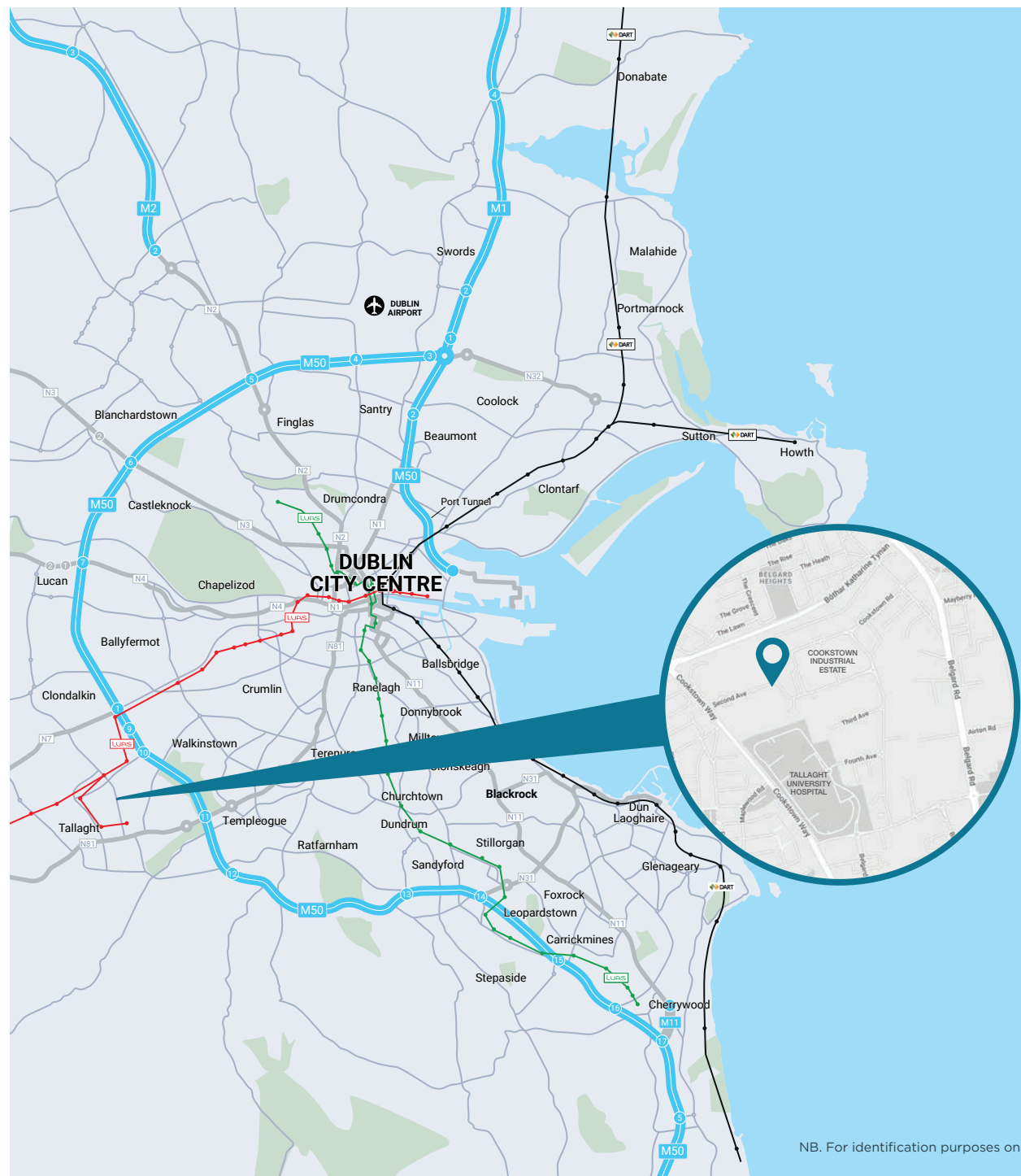
2km from
the M50



2km to
The Square, Tallaght



20 minutes from
Dublin Airport



DESCRIPTION

The subject property consists of an end of terrace warehouse extending to approximately 2,355 sq.m. (25,349 sq.ft.). The property is of concrete frame construction with an asbestos roof incorporating translucent panels.

Internally, the warehouse is completely open and rectangular in shape with a mix of full height concrete block walls. There are two electric roller shutters providing direct loading access to the warehouse. The clear internal height is 6.2m.

There is a two-storey office located to the front of the unit which spans the full width of the building. The specification of the office component includes a reception area, a mix of open plan and cellular office accommodation, a canteen area and both male and female WCs on both floors.

There are 19 no. car parking spaces demised to the property.

**NB: Prospective purchasers should satisfy themselves as to the accuracy of the above information, including measurements.*

ZONING

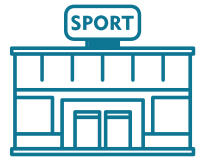
The property falls within the South County Dublin Development Plan 2022-2028 and is zoned REGEN.

Some permitted in principle uses are as follows:

- Enterprise Centre
- Health Centre
- Industry-Light
- Live-Work Units
- Residential
- Residential Institution
- Sports Club/Facility.

Some open for consideration uses are as follows:

- Data Centre
- Hospital
- Industry-General
- Primary Health Care Centre
- Retail Warehouse.



TITLE

Long Leasehold.

GUIDE PRICE

€1,600,000

Capital Value of €63 per sq.ft.

VAT

Please refer to agent.

BER



BER Number: 800843930

Energy Performance Indicator: 417.08 kWh/m2/yr. 1.59

SOLICITOR

Alyson Staunton – Byrne Wallace
astaunton@byrnewallace.com



VIEWING

All viewings are strictly by appointment through the sole agent QRE Real Estate Advisers.

AGENTS DETAILS

For further information please contact:

Harry Byrne

Surveyor

E: harry.byrne@qre.ie

M: +353 (0) 86 8556 927

Bryan Garry

Director

E: bryan.garry@qre.ie

M: +353 (0) 83 3918 649

qre.ie



PSRA Registration No. 003587

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