

Industrial Investment
FOR SALE
By Private Treaty

Unit 4
Cookstown Estate Road
Cookstown Industrial Estate,
Dublin 24,
D24 TNNO

Tenant Not Affected



INVESTMENT SUMMARY

- Industrial investment
- Unexpired lease term of circa 3.6 years
- Total floor area extending to approximately 2,567 sq.m. (27,631 sq.ft.)
- Majority let to Karl Goodwin Motors Limited on a 4 year 11 month FRI lease from the 1st December 2021 (Expiry 31st October 2026)
- Passing rent €144,000 per annum
- Guide Price €2,000,000
- NIY 6.55% (After standard purchasers' costs of 9.96%)
- Attractive Capital Value of €72 per 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.

Several industrial estates surround the subject property including Airtown Road Industrial Estate, Broomhill and Hibernian Insurance Industrial Estates.

Near by occupiers include Aldi, 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

Unit 4 comprises a detached industrial building laid out as 4 separate warehouses, accessed directly from Cookstown Road via two separate vehicle entrances.

There is supplementary ground and first floor office space. The entire property is approximately 2,567 sq.m. (27,631 sq.ft.).

A tarmac yard is to the front of the unit which can accommodate in excess of 30 cars.

SPECIFICATION

The property is of concrete block construction with sealed concrete flooring, and single skin asbestos roofing incorporating translucent panels throughout.

There are 2 no. roller shutters to the front, providing vehicular and pedestrian access to the property. There is 1 no. roller shutter to the rear. There are two separate pedestrian access points to the front and center of the property.

Intending purchasers must satisfy themselves as to the accuracy of the measurements provided.

TENANCY INFORMATION

The tenant is not affected by the sale of this property.

Approximately 95% of the property is let to Karl Goodwin Motors Ltd on a 4 year and 11 month FRI lease from the 1st December 2021, at a passing rent of €144,000 per annum (approx. €5.21 per sq.ft.).

The lease expiry date is the 30th of October 2026. We understand VAT is not chargeable on the rent.

Prospective purchasers should satisfy themselves as to the accuracy of the above information.

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

Please refer to agent.

GUIDE PRICE

€2,000,000 (NIY of 6.55%).

Capital Value of €72 per sq.ft.

VAT

Please refer to agent.

BER



BER Number 800885865

Energy Performance Indicator 575.43 kWh/m2/yr. 4.08

SOLICITOR

OSM Partners LLP.



VIEWING

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

AGENTS DETAILS

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**REAL ESTATE
ADVISERS**

PSRA Registration No. 003587

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