HARVEY

INDUSTRIAL PROPERTY SPECIALISTS

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Units 140 A & B Hawthorn Road, Western Industrial Estate, D12 F97X

FOR SALE

BER C3

3,277 sq m

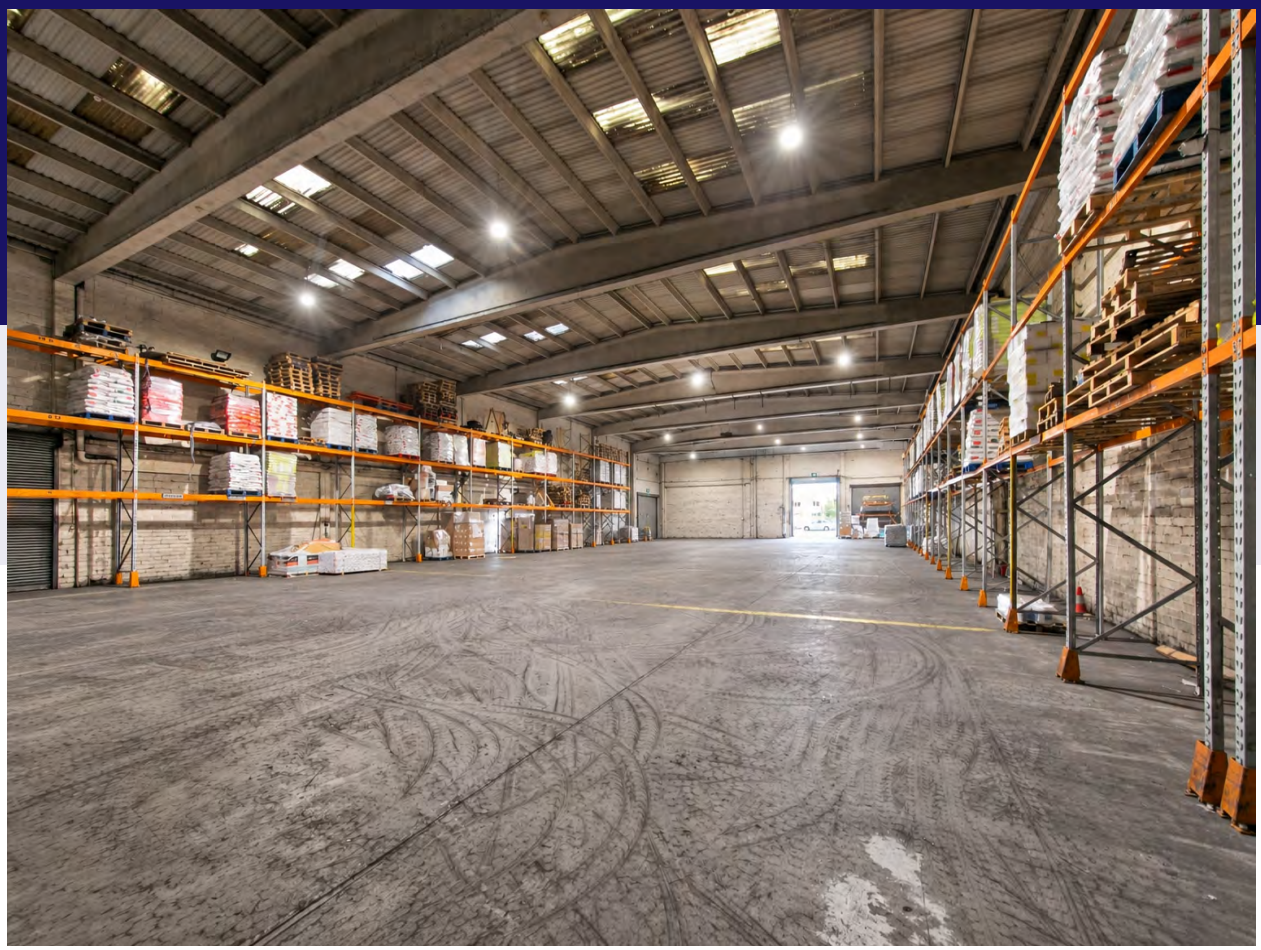
4 No. Level Access Doors

M50 Motorway Access

Value Add Refurbishment Opportunity.

2 Semi-Detached Warehouse & Office Units.

For Sale in One Lot.



LOCATION HIGHLIGHTS

- Western Industrial Estate is situated just off Naas Road (N7) with additional entrances off Nangor Road (R134).
- 1.8 km from Junction 9 (Red Cow/Naas Road [N7]) on the M50 Motorway.
- 8.5 km southwest of Dublin City Centre.
- 2.7 km from the Red Cow LUAS Depot with substantial Park-N-Ride facilities.
- The estate is well serviced by Dublin Bus.
- Easy access to Dublin International Airport and Dublin Port Tunnel.
- The Outer Ring Road is 5 km away via the Nangor Road and links the Tallaght by-pass (N81) with the Naas Road (N7) and the Lucan by-pass (N4).
- The property is situated on the corner of Oak Road and Hawthorn Road.

PROPERTY FEATURES

Warehouse Spaces

- Concrete frame construction.
- Twin skin insulated cement fibre roofs incorporating rooflights.
- Painted blockwork walls to full height, with red brick elevations.
- Clear internal heights – 7.8 m.
- Total of 4 no. automated full height level access doors.
- 3 phase power supply.

PROPERTY FEATURES CONTINUED

Offices & Staff Facilities

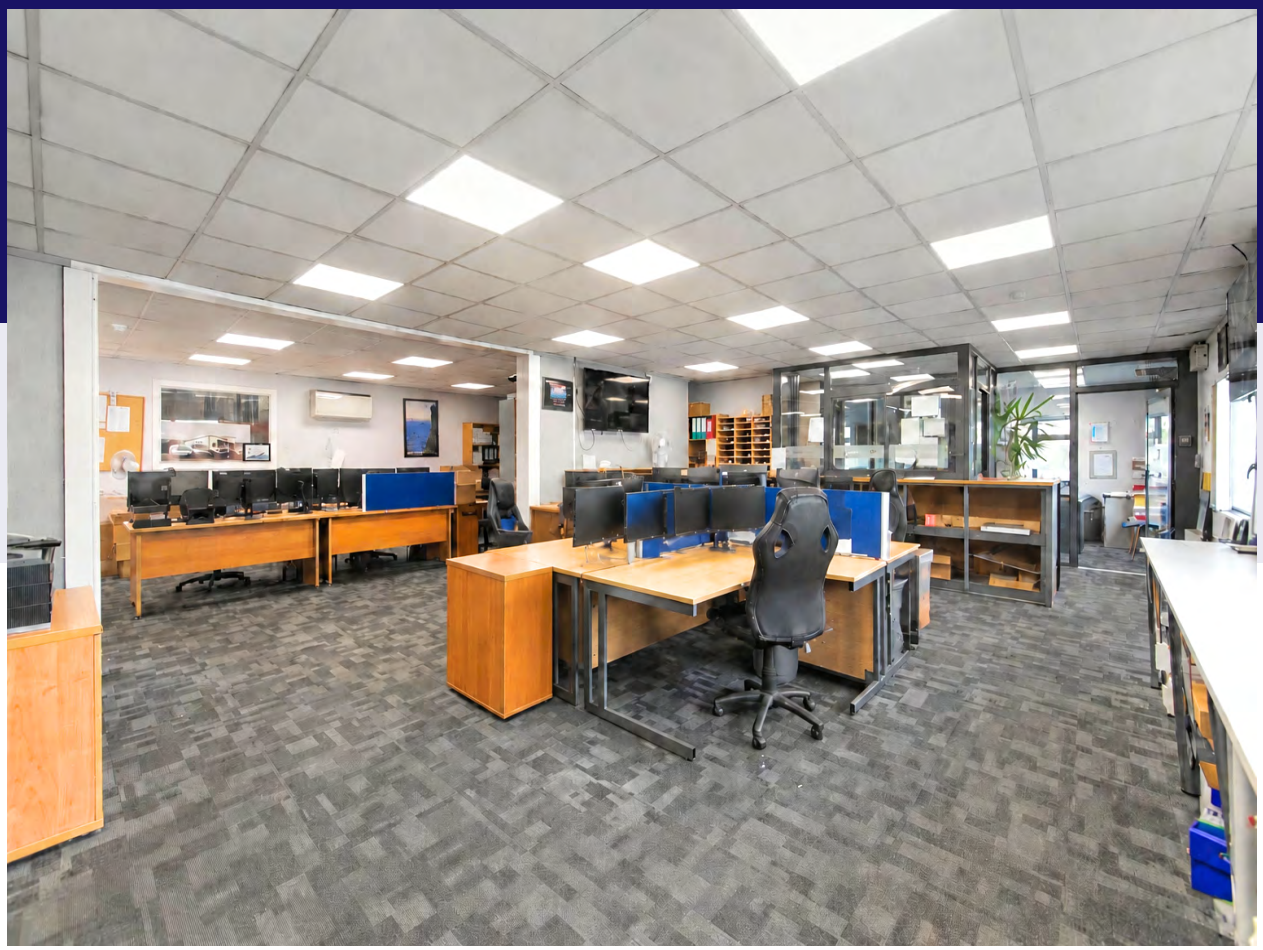
- Two storey offices & staff facilities are comprised in each unit and arranged to provide a mix of open plan and cellular accommodation. Finished areas include suspended ceilings, LED lighting, wall mounted heating and painted walls.

General

- Self-contained site with an enclosed surfaced yard to the side of Unit 140 B.
- Intruder alarm installed.
- Please note we have not tested any apparatus, fixtures, fittings, or services. Intending purchasers must undertake their own investigation into the working order of these items.

SHORT TERM TENANCY

The property is occupied under a Short Term Business Letting Agreement for 12 months from 1st March 2026, with a Tenant option to extend for a further period of 6 months. The Tenant is not Affected, however, has no further right to occupy. The annual rent is €190,000 (exclusive).



ACCOMMODATION (sq m)

Measurement Application - Gross External

Unit 140A	
Warehouse	1,371
Two Storey Offices & Staff Facilities	262
TOTAL	**1,633**
Unit 140B	
Warehouse	1,371
Two Storey Offices & Staff Facilities	273
TOTAL	**1,644**
TOTAL GEA	**3,277**

Intending purchasers are specifically advised to verify all information, including floor and site areas. See DISCLAIMER.

SITE AREA

Approximately 0.53 Ha (1.3 Acres)

RE-DEVELOPMENT POTENTIAL

Located in an area zoned REGEN, under the South Dublin County Development Plan 2022-2028, and within the City Edge Project. This presents future re-development potential for residential and mixed uses, S.T.P.P.

BER

BER: C3

BER No. 800653669

Energy Performance Indicator: 321.11 kWh/m^2/yr

TITLE

Freehold.

INSPECTION

By appointment with Sole Agent, HARVEY.



DRIVE TIMES

	MINS
New Nangor Road	3
Naas Road / Long Mile Road	4
Outer Ring Road (R136)	8
M50 Motorway Junction 9	5
Dublin International Airport	20

(Source: Google Maps without traffic)

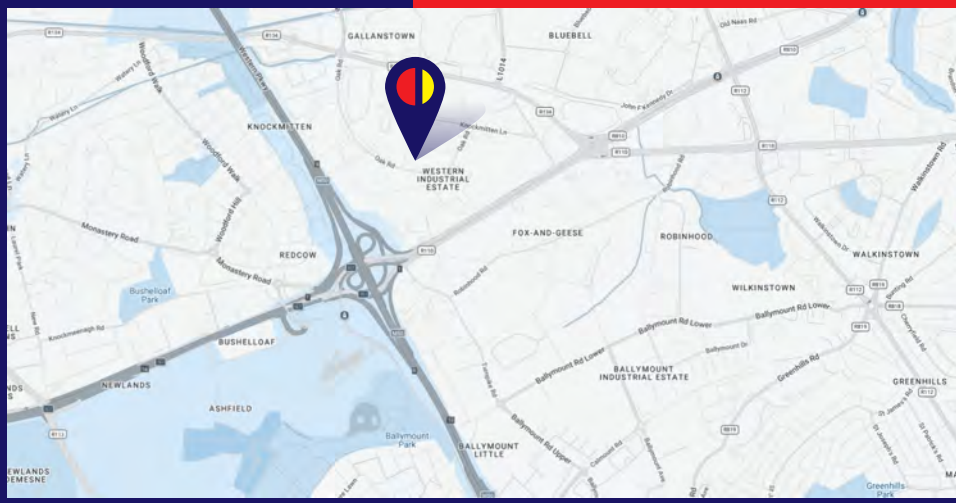
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HARVEY

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PSRA Licence No. 002027



DISCLAIMER
Particulars are set out as a general outline for potential purchasers / tenants and whilst every care has been taken in their preparation, they do not constitute an invitation to treat, or an offer or contract of any kind. All descriptions, floor areas, site areas, dimensions, plans, maps, computer generated images, references to condition, permissions or licences of use or occupation, access and other details, are for guidance purposes only and may be subject to change. The particulars and information are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely upon them as statements or representations of fact, and is specifically advised to satisfy themselves as to their accuracy by carrying out their own due diligence at their own expense. No principal or employee of William Harvey Ltd t/a HARVEY has any authority to make or give any representation or warranty in respect of any property and no liability will be accepted in respect of any loss suffered by any intending purchaser / tenant or third party arising out of information contained on these web pages, brochures or given verbally. Prices and/or annual rents are quoted exclusive of VAT and any other applicable taxes that the purchaser / tenant will be liable for and the purchaser/tenant must satisfy themselves independently as to the incidence of VAT, stamp duty and all additional outgoings or associated acquisition costs in respect of any transaction.