



508B Mitchelstown Road, Northwest Business Park, Ballycoolin, D15 A276

FOR SALE

BER C3



1,393 Sq. m.



8.8 m. Clear Internal Height



Dock Level Access

Modern, Warehouse & Office Unit with 1 No. Dock Leveller & 1 No. Level Access Loading Door on a Shared Fenced & Gated Site



LOCATION HIGHLIGHTS

- Situated on the northern side of Mitchelstown Road, within the land site of Northwest Business Park, Phase 2.
- Convenient to all arterial routes, the Port Tunnel and Dublin International Airport.
- 6.4 km from both the N2 / M50 Motorway Interchange (Jct. 5) and the N3 / M50 Motorway Interchange (Jct. 6).
- The N2/N3 link road is very close to the entrance of the Park. This starts at Church Road close to Tyrrelstown and links to the N2 at the Cherryhound Interchange. This greatly enhances access to the area.
- Nearby occupiers include Masterlink, Glanmore Foods, The Pallet Network, Sonas Bathrooms, VWR International, and many more.

PROPERTY FEATURES

General

- High bay warehouse & office facility.
- Shared gated and fenced site.
- Generous car parking provision.

PROPERTY FEATURES CONTINUED

Warehouse

- Single span, steel frame construction.
- Clear internal height – 8.8 m.
- 1 No. dock leveller.
- 1 No. automated level access door measuring 3.6m. wide X 5m. high.
- Twin skin insulated metal deck roof incorporating approximately 10% translucent panels.
- High output lighting.
- Racking available by separate negotiation.

Offices

- Two storey offices to the front of the building.
- Includes open plan and cellular offices, a generous reception area and ladies & gents toilet accommodation.
- Finishes include suspended ceilings, recessed light fittings, data cabling, intruder alarm, etc.
- 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.



ACCOMMODATION (Sq. m.)

Measurement Application - Gross External

Warehouse	1,115
Two Storey Offices & Staff Facilities	278
TOTAL	1,393

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

BER

BER: C3

BER No. 800593790

Energy Performance Indicator: 909 kWh/m²/yr

TOWN PLANNING

The subject property is in an area zoned Objective 'GE - General Employment' - "Facilitate opportunities for compatible industry and general employment uses, logistics and warehousing activity in a good quality physical environment. General Employment areas should be highly accessible, well designed, permeable and legible".

TITLE

Land registry Freehold Title - 190085F.

ASKING PRICE

On application.



DRIVE TIMES	MINS
M50 Motorway Junction 5 (N2)	8
M50 Motorway Junction 6 (N3)	8
Dublin International Airport	15
Dublin Port Tunnel	14
Dublin City Centre	25

(Source: Google Maps without traffic)

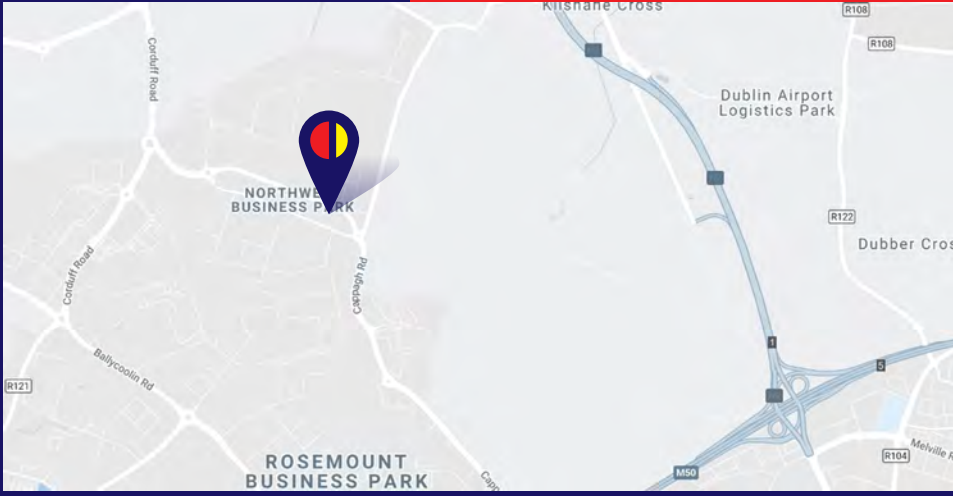
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DISCLAIMER

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