



Huntstown Business Park, Ballycoolin, Dublin 11, (Folio DN240124F)

FOR SALE



Development Site
2 Ha. / 5 Acres



M50 Motorway,
N2 & N3 Access



Dublin International
Airport Access

Well Located, Served Development Site with Full Planning Permission for 6,479 Sq. m. Warehouse / Logistics Centre with Offices.



LOCATION HIGHLIGHTS

- Huntstown Business Park is a managed industrial Park that is home to Coca Cola Bottlers Ireland, Pallet Xpress and Jenkins Shipping.
- The subject property is situated on the main estate road opposite Pallet Xpress.
- Ballycoolin is the largest light industrial / warehousing hub in North Dublin.
- 2.7km from the N2.
- 3.8km from North Road, Finglas.
- 5.6km from the N3.
- 5.2km from M50, Junction 5.
- 6.8km from M50, Junction 6.
- 10.8km from Dublin International Airport.
- 13.2km from the Port Tunnel.

PROPERTY FEATURES

- Green field development site.
- Full services to site boundary including power, water, sewage and gas.
- Full planning permission in place (Reg. Ref. FW18A/0148) for the construction of a 6,479 sq. m. warehouse / logistics centre including ancillary office and staff facilities.
- Ample site area to expand the proposed building floor area or change the building design, subject to planning permission.
- Additional features of the planning permission include: staff and visitor car parking and cycle parking spaces; articulated vehicle and van parking; site fencing, gates, sprinkler tank and pump house, etc.
- Please note that we have not tested/checked the availability of services or their location. Intending purchasers must undertake their own investigations.



PROPOSED VISUALISATIONS

NTS

SITE AREA

2 ha. / 5 acres.

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

BER

Exempt.

TITLE

Registered Freehold Title held under Folio 240124F.

TOWN PLANNING

Full planning permission in place – see Property Features.

Situated in an area zoned GE – General Employment under the Fingal County Development Plan 2017-2023 with an objective to 'Provide opportunities for general enterprise and employment.'

Uses permitted in principle include:

Builders Provider/Yard, Enterprise Centre, Fuel Depot/Fuel Storage, High Technology Manufacturing, Industrial – General, Industrial – Light, Logistics, Petrol Station, Restaurant/Café, Retail – Local, Road Transport Depot, Training Centre, Vehicle Sales Outlet, Vehicle Servicing/Maintenance Garage, Warehousing, Wholesale, etc.

ASKING PRICE

On application.



DRIVE TIMES	MINS
M50 Motorway Junction 6 (N3)	11
M50 Motorway Junction 5 (N2)	9
Dublin International Airport	15
Dublin Port Tunnel	15
Dublin City Centre	30

(Source: Google Maps without traffic)

GPS: 53.40196, -6.34549



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