



## Development Site within Stadium Business Park, Ballycoolin, Dublin 11

**FOR SALE**



4.35 Acre Site

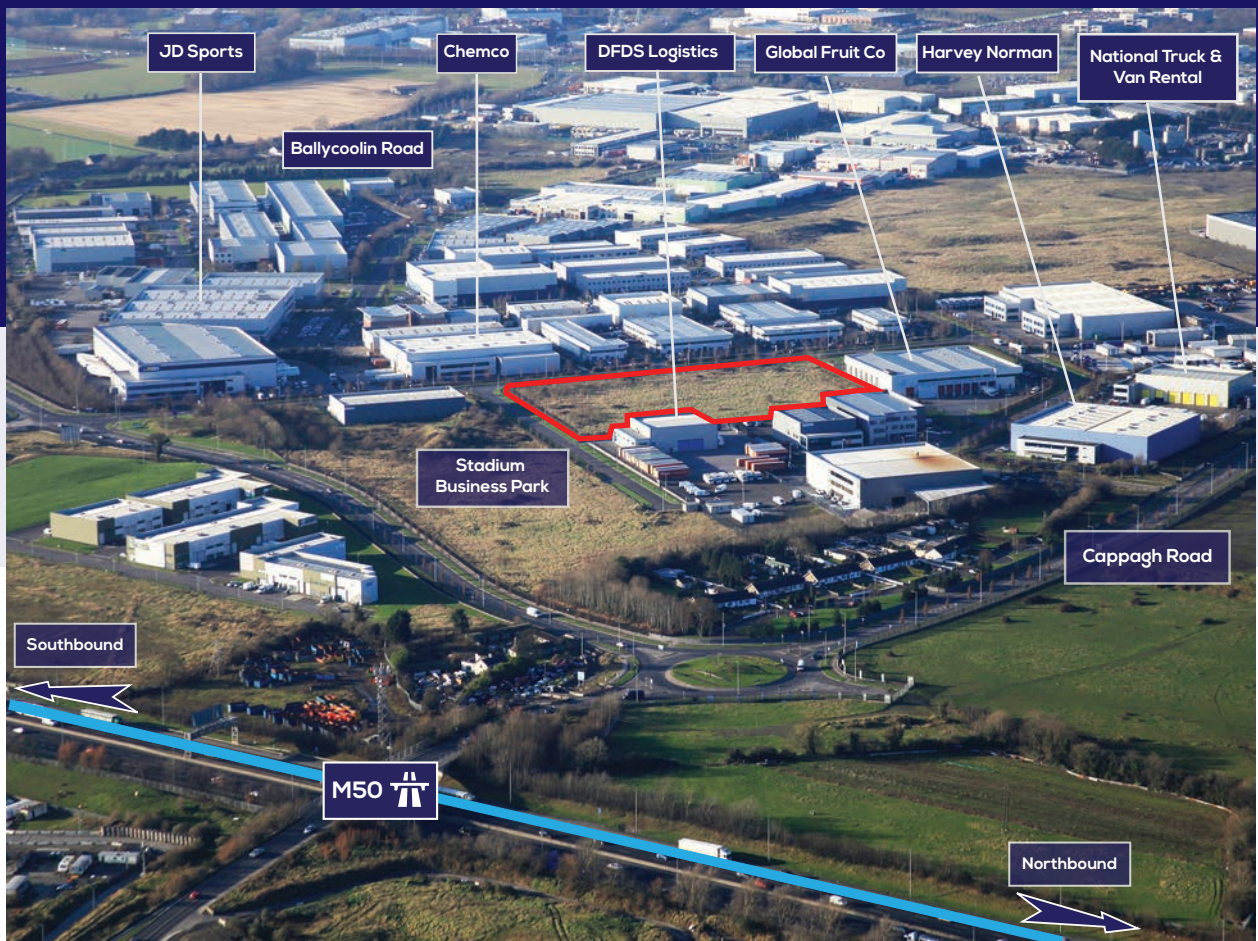


Development Opportunity



M50 Motorway, N2 & N3 Access

Superb Opportunity to Acquire an Infill Development Site in a Prime & Actively Managed Business Park



## LOCATION HIGHLIGHTS

- Situated within Stadium Business Park, which is an attractively landscaped and actively managed development with a very modest service charge.
- Convenient to all arterial routes, the Port Tunnel, Dublin International Airport and within the Dublin Enterprise Zone.
- 6.8 km from the N2 / M50 Motorway Interchange (Junction 5) and 5 km from the N3 / M50 Motorway Interchange (Junction 6).
- The N2 / N3 link road is convenient to the Park. This starts at Tyrrelstown and links to the N2 at the Cherryhound Interchange. This greatly enhances access to the area.
- Blanchardstown Town Centre and Blanchardstown Village are within a 5 minute drive.

## THE OPPORTUNITY

- This is an excellent opportunity to acquire an infill development site in a well regarded and established Park.
- It has a proven planning history with the last Planning Application lodged for same being a high density business unit scheme, extending to a total of 9,140 sq. m. This Permission has expired and the Registered Ref. is F06A/1900.
- The land is situated in the Dublin Enterprise Zone and the area in which it lies, between the N2 and N3 corridors, is one of the hot spots, in terms of annual take-up of industrial & logistics space.
- Dublin's Industrial & Logistics property market has experienced a significant recovery with a development cycle well underway and good tenant demand.
- The site will suit both occupiers who wish to self build and is also suitable for Investors and Developers alike.
- We are informed that all main services, including power, water and natural gas are available to the site boundaries, subject to connection charges in the normal way.
- Please note that we have not tested / checked the availability of services or their location. Intending purchasers must undertake their own investigations.





## LAND USE ZONING

Zoned Objective "GE" under the terms of the Fingal Development Plan 2017 – 2023. The "GE" Zoning Objective is to "provide opportunities for general enterprise and employment".

Uses Permitted in Principle	
Builders Provider/Yard	Civic Waste Facility
Enterprise Centre	Food, Drink and Flower Preparation/Processing
Fuel Depot / Fuel Storage	High Technology Manufacturing
Industry – General	Industry – Light
Logistics	Office Ancillary to Permitted Use
Open Space	Petrol Station
Research and Development	Restaurant/Café*
Retail – Local < 150 sqm nfa*	Road Transport Depot
Sustainable Energy Installation	Telecommunications Structures
Training Centre	Utility Installations
Vehicle Sales Outlet – Small Vehicles	Vehicle Sales Outlet – Large Vehicles
Vehicle Servicing/Maintenance Garage	Warehousing
Waste Disposal and Recovery Facility (Excluding High Impact)	Wholesale

\* To serve the local working population only.

## SITE AREA

Approximately 1.76 Ha. / 4.35 Acres.

Intending purchasers are specifically advised to independently verify the availability of all services and the site area. See DISCLAIMER.

## TITLE

Long Leasehold.

The business park is an actively managed development and service charge applies. Further information regarding service charge is available upon request.

## ASKING PRICE

On application.



DRIVE TIMES	MINS
M50 Motorway Junction 5 (N2)	9
M50 Motorway Junction 6 (N3)	6
Dublin International Airport	15
Dublin Port Tunnel	15
Dublin City Centre	20

*(Source: Google Maps without traffic)*

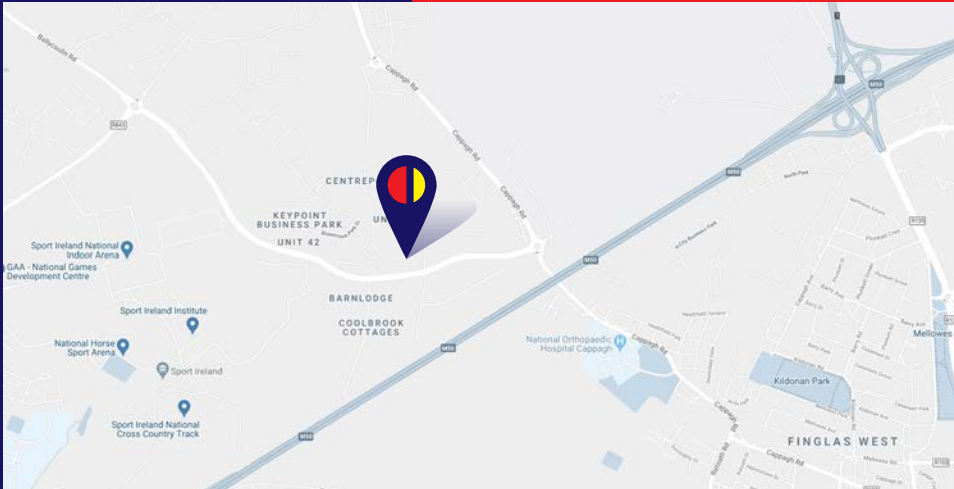
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**DISCLAIMER**

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