



Unit E4 Chapelizod Industrial Estate, Chapelizod Road, D20 H248

FOR SALE / TO LET

BER D2



1,004 Sq. m.



2 No. Level
Access Doors



M50 Motorway
Access

Industrial & Office Property with an Expired Grant
of Planning Permission for Sub-Division into 2 Units



LOCATION HIGHLIGHTS

- Chapelizod Industrial Estate is a very conveniently located development accessed off Chapelizod Road.
- Close to the City Centre, which is 6 km from the estate entrance.
- The M50 Motorway (Junction 7) is only 3.3 km from the estate entrance and is accessed via the Lucan Road, which is adjacent to the estate.
- The M50 Motorway provides ease of access to all arterial routes to and from the City Centre, Dublin International Airport and the Port Tunnel.

PROPERTY FEATURES

Industrial Space

- The property comprises an end of block unit.
- Concrete frame construction.
- Metal deck roof incorporating glazed panels which provide excellent natural light.
- The floor is of reinforced concrete.
- Loading access is provided to the right side of the property via double timber gates, 5.4 m wide x 3 m high and a ground level steel roller shutter door, 2.4 m wide x 3 m high.
- The clear internal height is 3.4 m.
- 3 phase power supply is provided.

PROPERTY FEATURES CONTINUED

Offices & Staff Facilities

- Architecturally designed offices & staff facilities are provided to the front comprising a lobby, boardroom, a cellular office, a large open plan office, tea station, shower and toilet accommodation.
- The large open plan office area has painted block walls, marmoleum floor covering, gas heating and high output low energy light fittings.
- There is an electric heating and cooling system and gas heating to office areas.
- The office areas are fitted with data cabling with various network points.
- Fully fitted kitchenette.
- The boardroom is finished to a high standard to include plastered and painted walls, a feature ceiling with recessed cascade lighting and up lighters together with programmable down lighters and a carpet covered floor.

General

- Planning Permission was previously granted (now lapsed) for the sub-division of the property into two units (DCC Ref. 5384/06).
- Please note we have not tested any apparatus, fixtures, fittings, or services. Intending purchasers / tenants must undertake their own investigation into the working order of these items.



ACCOMMODATION (Sq. m.)

Measurement Application - Gross External

Industrial Space	790
Offices & Staff Facilities	214
TOTAL	1,004

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

BER

BER: D2
BER No. 800815235
Energy Performance Indicator: 226 kWh/m²/yr

ASKING PRICE

On application.

LEASE & ANNUAL RENT

On application.

INSPECTION

By appointment with Sole Agent, HARVEY.



DRIVE TIMES	MINS
M50 Motorway Junction 7	6
Chapelizod By Pass (R148)	3
Dublin City Centre	15
Dublin International Airport	18
Port Tunnel	25

(Source: Google Maps without traffic)

 **GPS: 53.34678, -6.3432**



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DISCLAIMER

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