

Significant Commercial Opportunity

TO LET



110,744 Sq Ft on 4.66 Acres - part Income

**Concorde Industrial Estate**  
**Naas Road**  
**Dublin 12**

BER B2 F



**01 673 1600**

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## Concorde Industrial Estate, Naas Road, Dublin 12



### Location

Concorde Industrial Estate is located on the southern side of the Naas Road, approximately 6.2 km south west of Dublin city centre. It is directly opposite the Brooks Thomas facility and approximately 2.1 km east of Junction 9 (Red Cow) of the M50 motorway.

The Naas Road is one of the main arterial routes into Dublin city centre and is a prime industrial and retail location. The list of occupiers in the immediate vicinity includes well known names such as Woodies, Frank Keane Motors, John Sisk & Son, McDonalds, Apple Green and FBD.

The significance of this site and the general location is underlined by both the zoning objective and the presence of the LUAS. In respect of the latter, the LUAS Red line stop at Bluebell is located only 260 m to the east of the property. The site is zoned Objective Z under the Dublin City Development Plan 2011-2017. This broad based objective allows for a wide variety of uses to be either permitted or open for consideration. Specifically, the Local Authority has identified the site as a Key District Centre (KDC 6 Naas Road).

### Description

Concorde Industrial Estate occupies one of the highest profile sites on the Naas Road, with a frontage of approximately 180 m. There is also direct access.

The entire site, which extends to approximately 4.66 acres, contains 8 industrial units. The main complex, which fronts the Naas Road, is currently configured as 7 individual units which are capable of being combined to provide larger industrial facilities as required. To the rear is a detached facility. There is a high profile raised display area of approximately 0.62 acres directly fronting the Naas Road at street level. The buildings are generally of steel portal frame construction with concrete block infill walls and insulated metal deck roofs with perspex roof lights. The rear unit is of precast concrete frame construction with concrete block infill walls, metal deck roof and perspex roof lighting.

## Accommodation Schedule - Gross Internal Areas

Unit No	Gr Floor Sq. Ft.	1st Floor Sq. Ft.	Total Sq.Ft.	Eaves Height m
1	8,626		8,626	5.05
2	8,170		8,170	5.0
3	9,535	1,372	10,902	5.3
4*	18,441		18,441	5.0
5	16,802	8,704	25,506	5.0
6	8,127	5,103	13,230	5.56
7	11,553	5,238	16,791	4.74
8	8,183	895	9,078	5.00
Total	89,437	21,312	110,744	

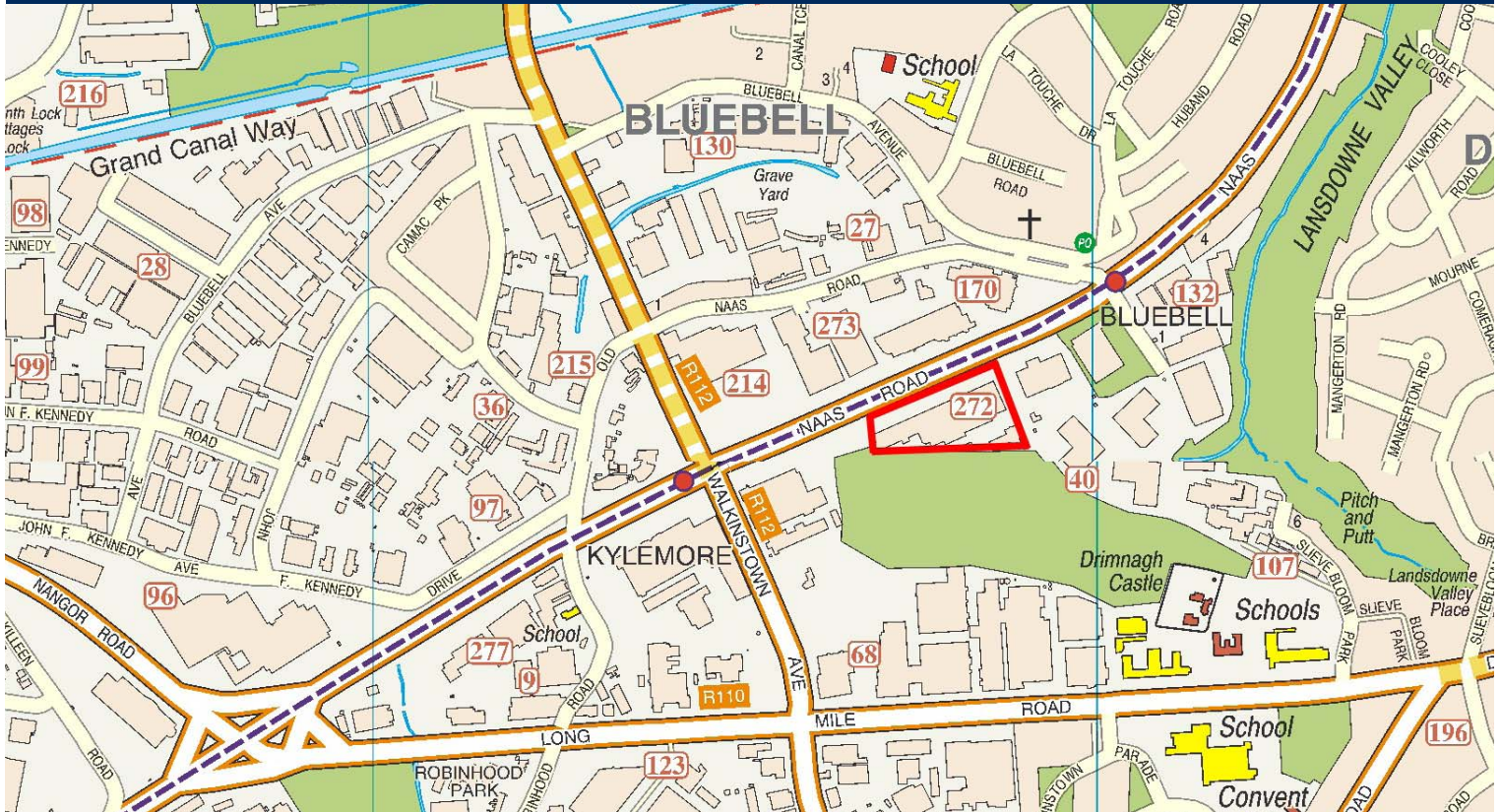
\* Gross External Floor Area

## Tenancy Schedule

Unit No	Tenant	Terms	Contracted Rents
1	Vacant	-	-
2	Vacant	-	-
3	PM Mooney t/a Koping Motors	10 years from 1/1/2010	€80,000
4	Vacant	-	-
5 (part of)	Wocjrech Terlecki t/a Tegre Sliding Wardrobes	Monthly Licence	€1,600 per month in respect of part unit
6	Vacant	-	-
7	Blu Vehicle Management & Sales Ltd	4 yrs 9 mths from 13/6//2012 break option 06/2013 and 09/2014	€65,000 p.a.
8	Vacant	-	-
Yard	Keith Finn t/a Keith Finn Cars	2 yrs from 15/1/2010 (overholds)	€6,600 p.a.



# INDUSTRIAL PROPERTY



## Services

We have been informed that all mains services are available to the building including three phase power.

## Terms

Available to Let

## Viewing

Strictly by prior appointment with the sole agent.

## Building Energy Rating

Unit No.	Rating	BER Number
1	B2	800169591
2	B2	800169609
3	C1	800169617
4	D2	800169625
5 (part of)	B2	800169633
6	B3	800169641
7	C2	800169658
8	F	800169666



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