



JP&M
DOYLE

Established. 1952

Auctioneers | Valuers | Estate Agents | Property Consultants

FOR SALE

**MODERN RETAIL/ WAREHOUSE FACILITY
C. 530 SQ. M/ 5,700 SQ. FT.,
ON 0.47 ACRES/0.2 HA.,
BLESSINGTON BUSINESS PARK,**



**BLESSINGTON, CO. WICKLOW,
W91XK09.**

jpmdoyle.ie

(045) 865 568

LOCATION:

Situated on the Dublin side of Blessington fronting the Blessington Relief Road and close to the junction of the N81. Adjacent occupiers include Wicklow County Council's office, the Blessington Fire Station, Maxol Service Station and Aldi Supermarket.

Dublin: c. 18 miles.

Naas: c. 6 miles.

M50: c. 12 miles.

DESCRIPTION:

Substantial modern high profile two storey retail/ warehouse premises, set on a large site of 0.47 acres/0.2 HA., with enough room for full expansion, situated in pivotal location. The property is laid out with large shop/showrooms to the front of the ground floor with office and warehouse to the rear and office and warehousing on the first floor.

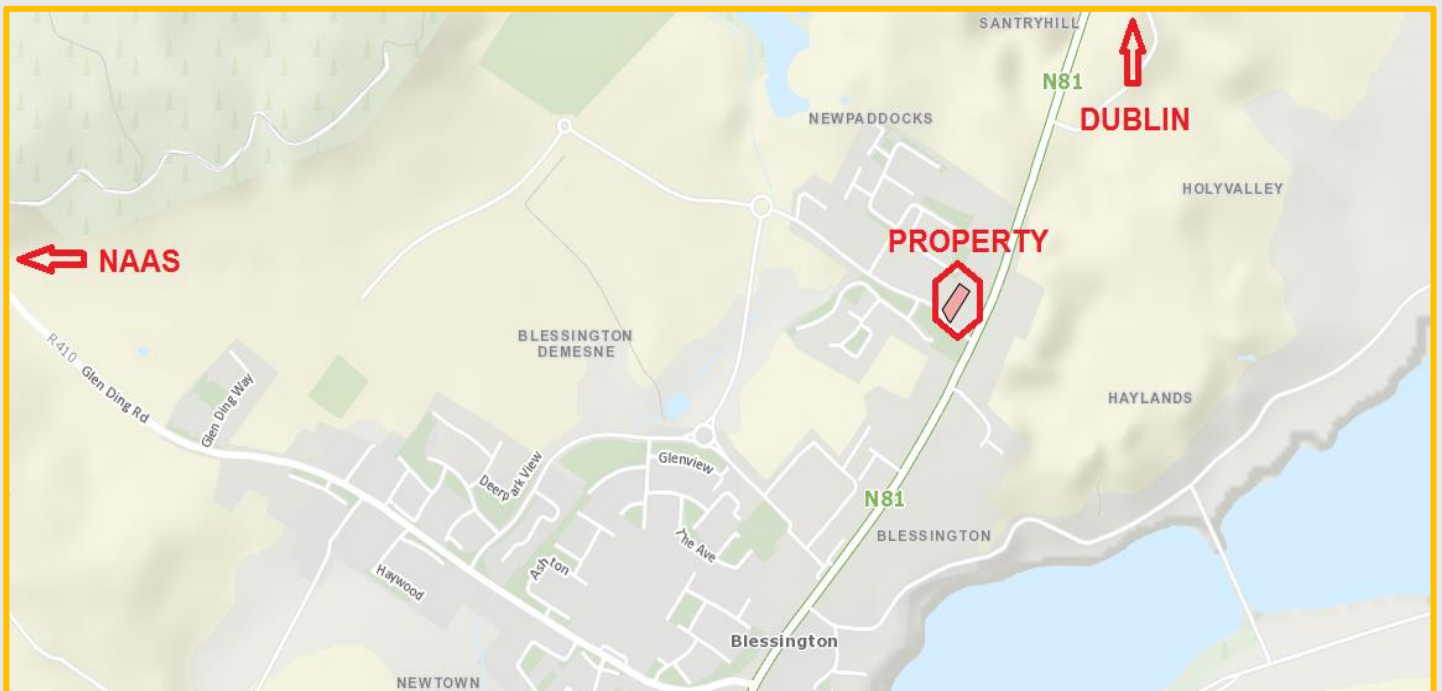
ACCOMMODATION:

Ground Floor:

Comprising of Shop/Showrooms, Factory, W.C., Office and Store.

First Floor:

Comprising of Canteen, Offices W.C.'s and Mezzanine Areas.



MODERN RETAIL/ WAREHOUSE FACILITY C. 530SQ.M / 5700SQ.FT



BLESSINGTON MAIN STREET

ALDI

RING ROAD

LOCATION MAP ONLY





VIEWING:

By Appointment Only

BER RATING:

C1 (800084584)

RENT:

€550,000



JP&M
DOYLE

Established. 1952

Main Street, Blessington, Co. Wicklow, W91 RK28.

t: (045) 865568

f: (045) 891425

e: blessington@jpmdoyle.ie

PSRA Licence: 002264

J.P. & M. Doyle Ltd., for themselves and for the vendors of this property whose agents they are, give notice that:

- (1) the particulars are set out as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract.

- (2) all description, dimensions, references to condition and necessary permission of use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

- (3) no person in the employment of J.P. & M. Doyle Ltd. has any authority to make or give any representations or warranty whatever in relation to the property.