

UNITS 100-101 NEWTOWN AVENUE, MALAHIDE ROAD  
INDUSTRIAL PARK, COOLOCK, DUBLIN 17  
FOR SALE • TWO ADJOINING UNITS EXTENDING TO APPROX. 1,250 SQ. M / 13,460 SQ. FT.



# UNITS 100-101 NEWTOWN AVENUE, MALAHIDE ROAD INDUSTRIAL PARK, COOLOCK. DUBLIN 17

## Location

The properties are situated within Malahide Road Industrial Park on the north side of Newtown Avenue within close proximity to the Malahide Road north of Coolock Village. The estate is situated approx. 7.0 kms (4.3 miles) north of Dublin city centre and is within 2.5 kms (1.5 miles) of the Malahide Road junction at Northern Cross which subsequently provides direct access to the M50/M1 Junction some 4.0 kms to the west.

The estate is accessed directly off the Malahide Road or alternatively via Greencastle Parade. Access to the properties is via an internal estate road, Newtown Avenue, which acts as a distributor road within the estate and which is subsequently accessed via the aforementioned Greencastle Parade.

The immediate area is industrial in character with a number of high profile occupiers including Chadwicks, Bargaintown, Kish Fish, Landbridge Logistics, O'Mahony Meats and Electroworld to name just a few.

## Description

- The property comprises two adjoining industrial/warehouse units extending to approx. 1,250.48 sq. m (13,460 sq. ft.).
- The buildings incorporate two storey office and showroom accommodation to the front elevations with warehouse space to the rear.
- The buildings are of steel frame construction with concrete block infill walls and finished externally with a rendered block and brick façade.
- The entire is covered with an asbestos roof incorporating translucent roof panels.
- Clear internal eaves height of approx. 4.85 metres.
- Loading access is via 1 standard grade access door to each unit to the rear elevations.
- Open plan office/showroom to the front elevations incorporating suspended ceilings with recessed lighting, plastered and painted walls and carpet and linoleum floor coverings throughout.
- Surface car parking spaces situated to the front elevation.



## Accommodation

Description	Size (Sq. M.)	Size (Sq. Ft.)
<b>Unit 100</b>		
Warehouse	407.62	4,388
Ground Floor Offices	142.51	1,534
First Floor Offices	139.45	1,501
<b>Sub-Total</b>	<b>689.58</b>	<b>7,423</b>
<b>Unit 101</b>		
Ground Floor Showroom	344.26	3,706
Ground Floor Warehouse	216.64	2,332
<b>Sub-Total</b>	<b>560.90</b>	<b>6,038</b>
Mezzanine	344.26	3,706
<b>Total</b>	<b>1,250.48</b>	<b>13,460</b>

N.B. Please note that we have measured the subject property on a Gross External Area Basis (GEA) in accordance with the Measuring Practice Guidance Notes prepared by the RICS/SCSI.

## Zoning

The properties are situated within an area which is zoned Objective Z6 – 'To provide for the creation and protection of enterprise and facilitate opportunities for employment creation' under the terms of the Dublin City Development Plan 2016 – 2022.

A range of other uses including residential, local support businesses, are open for consideration on lands zoned objective Z6 but are seen as subsidiary to their primary use as employment zones.

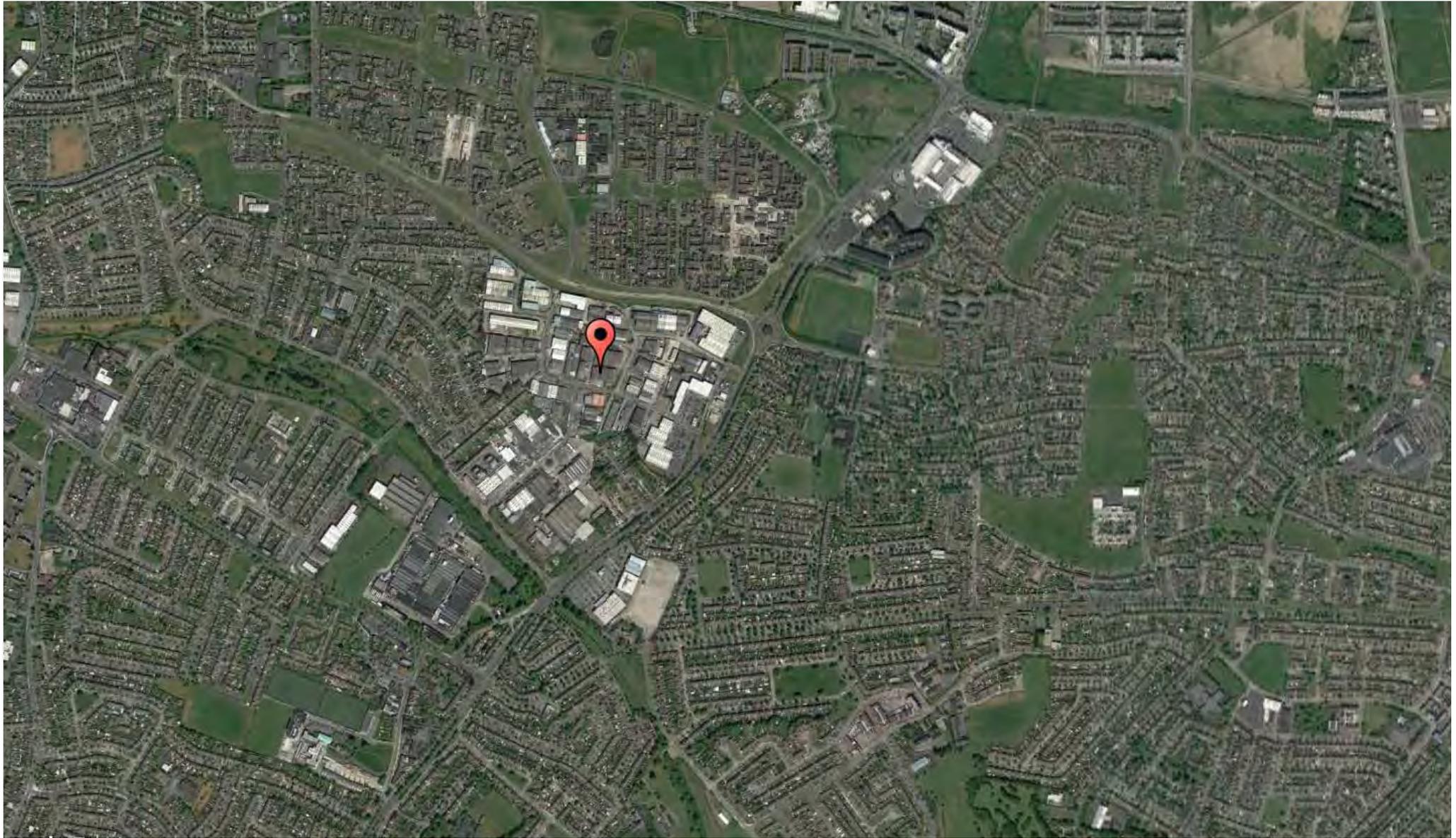
## Tenancies

- Unit 100 is currently occupied by 1st Class Dublin Motor Works under the terms of a 12 month Short Term Business Letting Agreement from 1st May 2017 subject to a passing rent of €26,000 per annum.
- Unit 101 is currently occupied by Veludo Limited t/a Coolock Tile Outlet under the terms of a 12 month Short Term Business Letting Agreement from 1st August 2017 subject to a passing rent of €23,400 per annum.

## Price

On application.





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**BER Number** 800428070 / 800428088  
**BER Rating** F  
**BER Indicator** 274.8 / 248.35 kWh/m<sup>2</sup>/yr

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