



FOR SALE BY PRIVATE TREATY

## MODERN OFFICES / WAREHOUSE

Unit 3, Burgage Business Park, Burgage More,  
Blessington, Co. Wicklow, W91 TN99.



268 sq.m

 (045) 865 568

 [www.jpmdoyle.ie](http://www.jpmdoyle.ie)

## For Sale by Private Treaty

### LOCATION:

This property is situated on the south side of Blessington Town, a thriving commuter town in Co. Wicklow, Conveniently located fronting the N81 Dublin / Tullow Road this property is within easy access of Dublin City (c. 18 miles), M50 & N7 and Naas (c. 6 miles) and is in a town served by the No. 65 bus route.

### DESCRIPTION:

The property comprises of a modern high quality warehouse /office unit, laid out in Two storey office suites and warehouse, offering an outstanding investment or owner occupier opportunity. The overall area of the building is c. 2,885 sq. ft. / 268 sq.m and comprises of c. 116 sq.m / 1,247 sq.ft of 131 sq. m / 1,410 sq. ft of warehouse space plus circulation areas. The property has been recently upgraded with added insulation as well as wifi controlled energy efficient electric heaters and is in excellent condition.

### ACCOMMODATION:

#### GROUND FLOOR:

Hall/WC: c. 9.20 Sq. Mt.

Office 1 (Front): c. 17.40 Sq. Mt.

Office 2 (Middle): c. 7.62 Sq. Mt.

Hall/ Press (Rear) : 3.05 Sq. Mt.

Store Room 1: c. 2.7 Sq. Mt.

Store Room 2: c. 5.60 Sq.Mt.

Warehouse: 131 Sq. Mt. Small Messene 7 Metre eve height roller shutter door.



**FIRST FLOOR:**

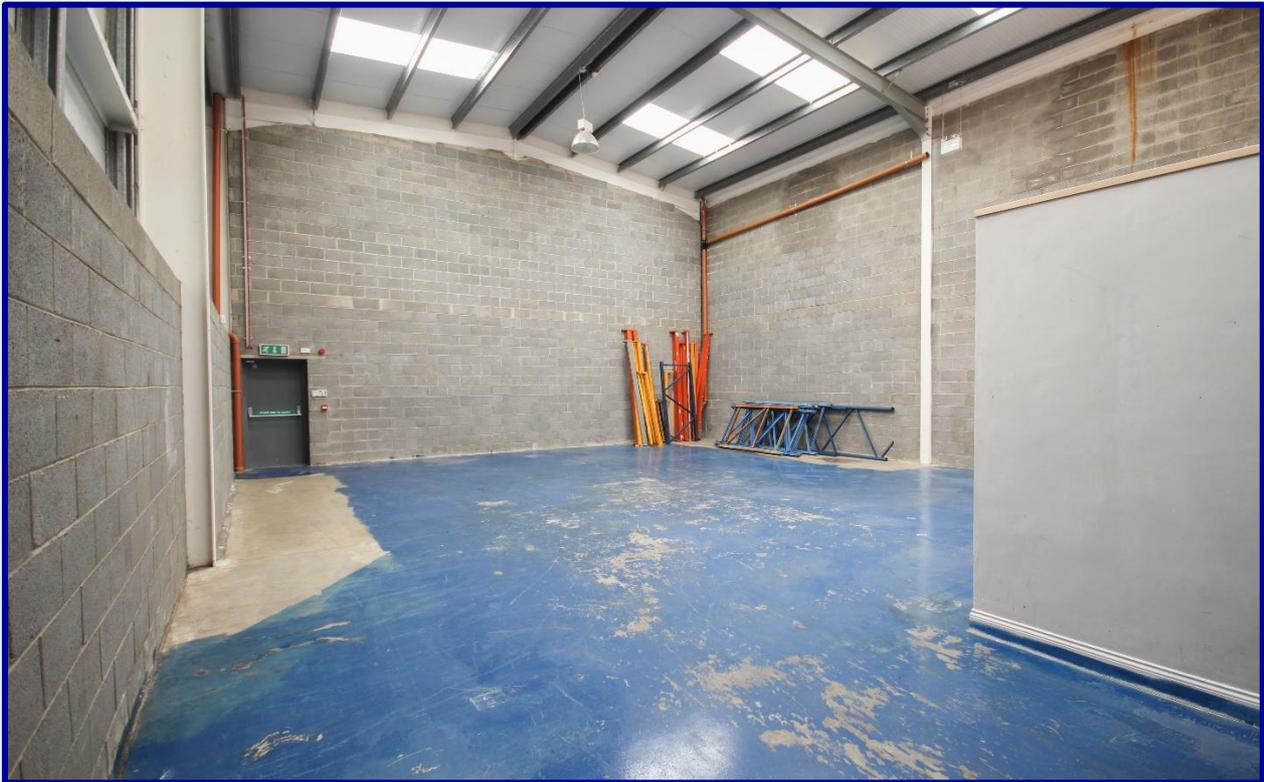
**Office 3 / Board Room:** c. 28.20 Sq. Mt.

**Office 4:** c. 30 Sq. Mt. With Kitchenette.



## **KEY FEATURES**

- Warehouse/Office Facility Extending to c. 2,885 Sq. Ft./268 Sq. Mt.
- Corner Site with extensive parking.
- Ideal for owner occupier or investment.
- Recently remodelled and fitted offices.



**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**E1**

**PRICE REGION:**

**€240,000**



**JP&M**  
**DOYLE**

Established. 1952

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

**t: (045) 865568**

**f: (045) 891425**

**e: [blessington@jpmdoyle.ie](mailto: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.