



UNIT 9

COOKSTOWN | DUBLIN 24 | D24 Y295

COOKSTOWN INDUSTRIAL ESTATE

FOR SALE | DETACHED WAREHOUSE EXTENDING TO **APPROX. 19,919 SQ. FT.**



KEY HIGHLIGHTS



High-quality warehouse space extending to approx. 19,919 sq. ft.



Clear internal height of approx. 6.1m.



Benefits from 2 no. roller shutter doors.



Established commercial location with easy access to Junctions 10 & 11 on the M50.

LOCATION

The subject property is located on First Avenue within Cookstown Industrial Estate. The estate is situated off the Belgard Road providing ease of access to Junction 10 and 11 of the M50 motorway, which provides rapid motorway access to the main arterial routes to Dublin Airport and the Port Tunnel.

The property is also served well by public transport with Belgard Luas stop located just 800m to the northeast linking Tallaght to the City Centre. The property is also located to the north of Technological University Dublin and The Square shopping centre. Occupiers in the local area with large scale industrial and distribution facilities include Musgraves, Amazon, Fed Ex, Valeo Foods, Xerox and Phoenix Healthcare.

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DESCRIPTION

WAREHOUSE

- Loading access is provided via 2 no. electric roller shutter doors. One located to side.
- 6.1 metres clear internal height with 7 metres eaves height.
- External metal cladding, asbestos roof fitted with translucent panels.
- Concrete flooring throughout.

OFFICES

- Suspended ceilings with painted and plastered walls throughout.
- Combination of flooring finishes throughout the office space.
- Gas fired central heating throughout.

EXTERNAL

- Shared yard with neighbouring unit (Unit 10) to eastern elevation.
- Ample car parking space to the front elevation of the unit.
- Site is floodlit with CCTV throughout.

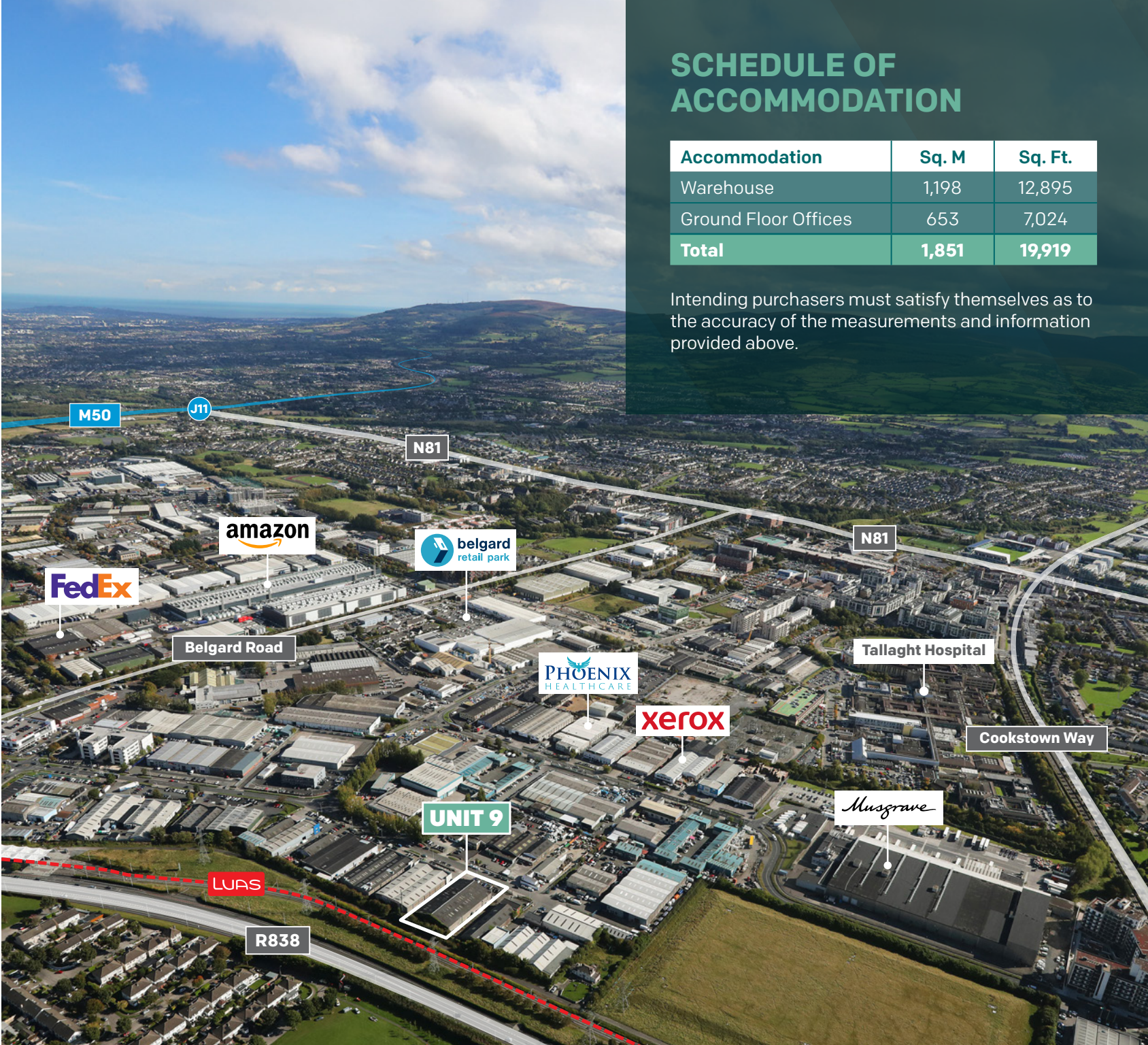
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SCHEDULE OF ACCOMMODATION

Accommodation	Sq. M	Sq. Ft.
Warehouse	1,198	12,895
Ground Floor Offices	653	7,024
Total	1,851	19,919

Intending purchasers must satisfy themselves as to the accuracy of the measurements and information provided above.



DRIVE TIMES

	Distance	Time
M50 Motorway	2km	4 mins
Dublin City Centre	18km	25 mins
Dublin Airport	22km	25 mins
Port Tunnel	26km	25 mins
Dublin Port	29km	30 mins

INSPECTIONS

All inspections are strictly by appointment through the sole agent, Savills.

RATES

The rateable valuation of the property is €35,500.
The rates payable for 2025 are €9,798.

BER

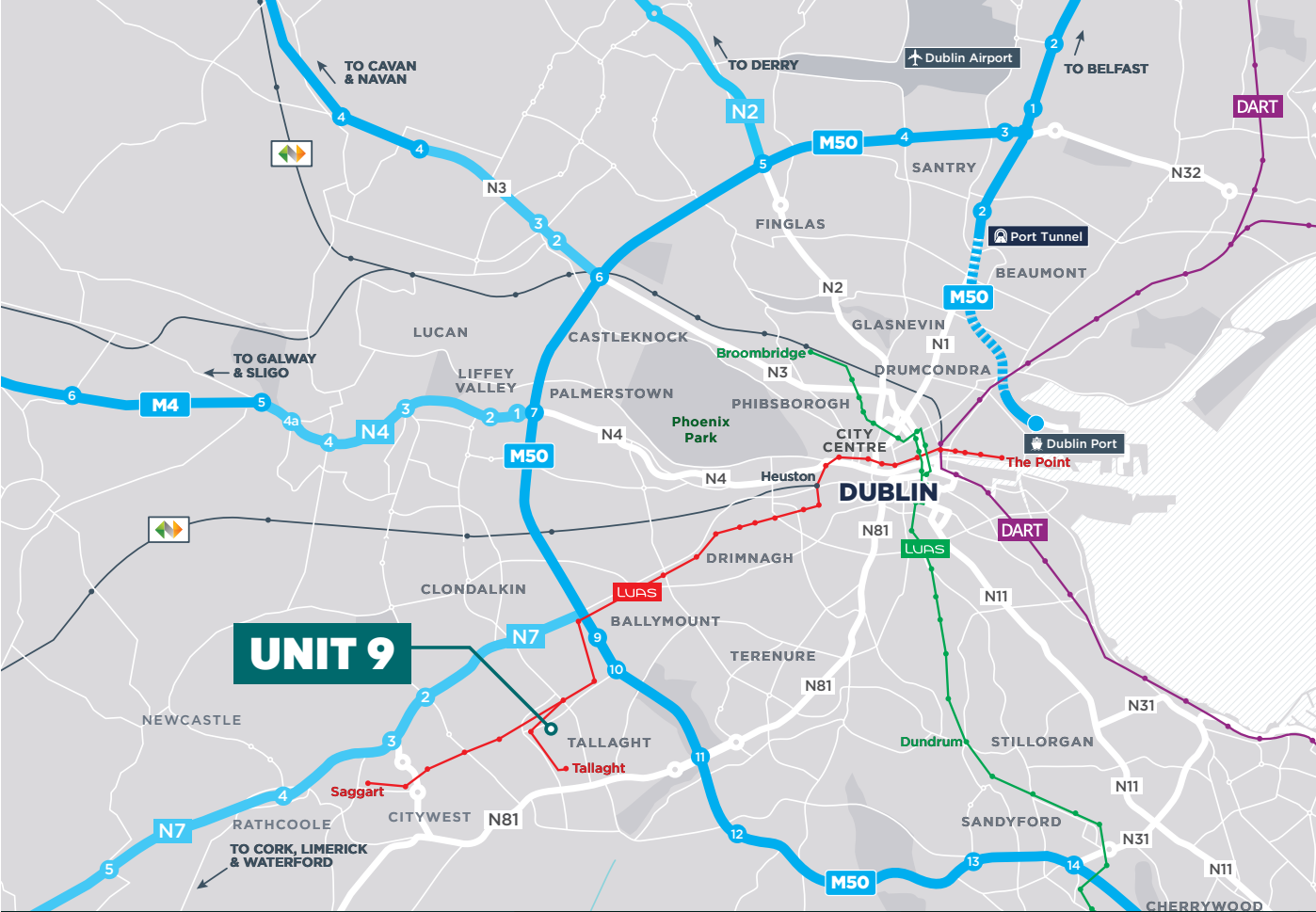
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PRICE

On application.

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