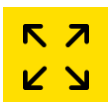


INDUSTRIAL INVESTMENT OPPORTUNITY

For Sale

Unit G8 Chapelizod Industrial Estate Chapelizod, Dublin 20, D20 E796

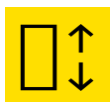
End of Terrace, concrete frame constructed industrial building in a well-established industrial estate.



Unit Extending
328 sq. m (3,530 sq. ft.)



No. 1 Roller
Shutter Door



Clear Internal
Height of 3.3m



4 year 9 month lease
from October 2023

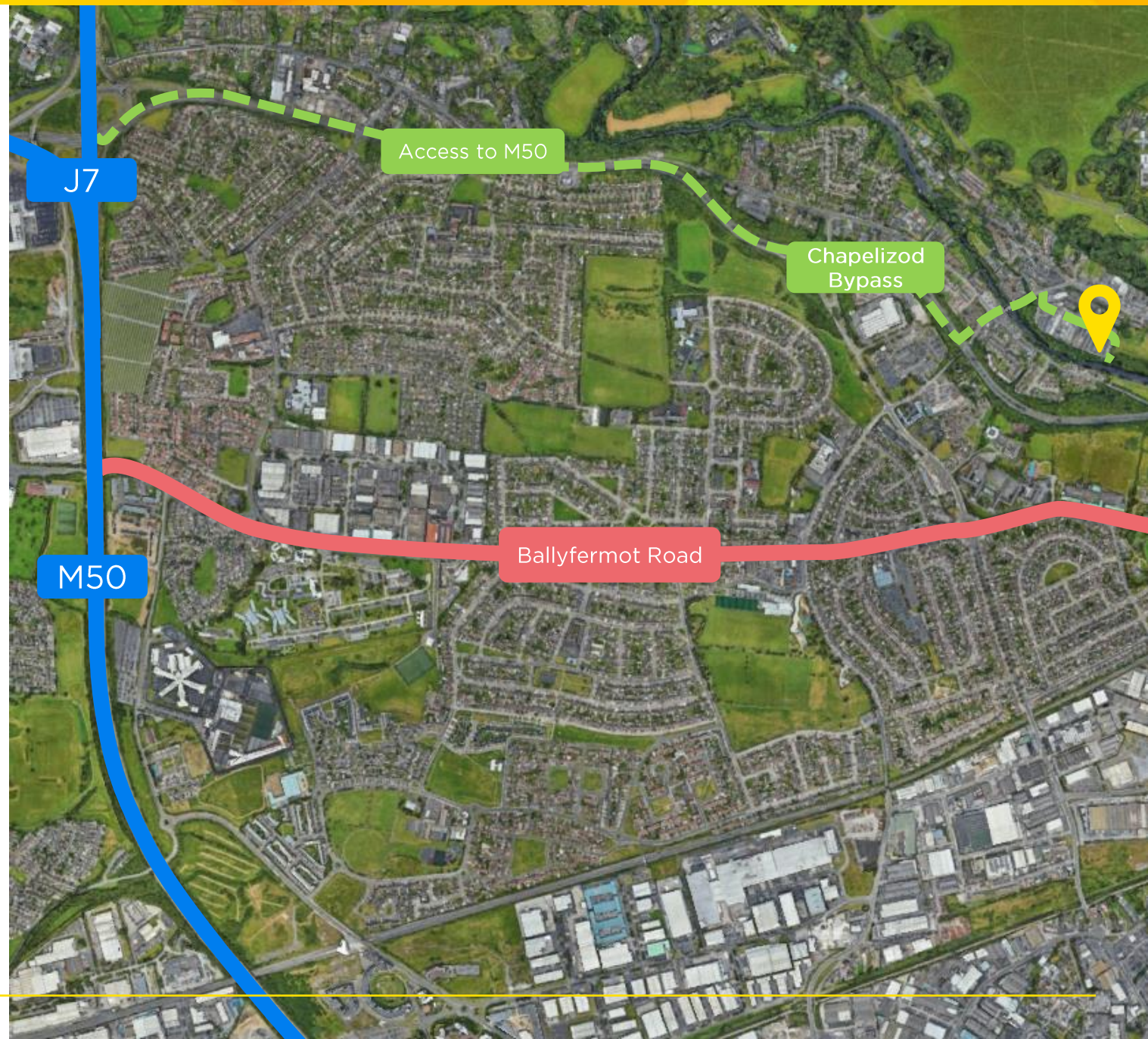


Location

The subject property is located in a well-established industrial estate on the west side of Dublin City, just off the Chapelizod Bypass. The property is located approx. 5km west of Dublin City Centre and approx. 3km from Junction 7 on the M50 motorway which provides rapid motorway access to Dublin Airport, the Port Tunnel and all of the main arterial routes to and from the property.

Schedule of Accommodation	Sq. m	Sq. ft
Warehouse	255	2,745
Offices	73	785
Total Size	328	3,530

Tenancy Schedule	
Lease Term	4 year 9 month IRI lease
Lease commencement date	1st October 2023
Tenant	Flameproof Ltd
Rent	Current passing rent of €28,824 per annum



Further Information

Price

On application.

Rates

The rateable valuation of the property is €10,360. The rates payable for 2025 are €2,921.

Viewing details

All viewings are strictly by appointment through the sole selling agent Savills.

BER



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