

**FOR SALE**

# 10.92 Acre Site at TAY LANE, RATHCOOLE, CO. DUBLIN

Excellent Developer / Owner Occupier Opportunity  
with the benefit of full planning permission for  
6 industrial units extending to 170,776 sq ft



Zoned EE-Enterprise & Employment under the South Dublin County Council Development Plan 2022 – 2028.



## Location

The subject site is well located off Tay Lane. The site is situated approx. 2.3km north of the N7 / Rathcoole Junction, providing access to the M50 (approx. 9km). The site's proximity to the N7 allows for access to both Dublin Port (approx. 34km) and Dublin Airport (approx. 28km).

## Description

- Rare opportunity to acquire a prime industrial site with excellent connectivity.
- Regular shaped site extending to 10.92 acres.
- Zoned for Enterprise & Employment, facilitating a wide range of user types.
- Benefits from Full Planning Permission.



## Schedule of Accommodation

Unit	Sq. M.	Sq. Ft.
Unit 1	3,851	41,452
Unit 2	3,851	41,452
Unit 3	2,758	29,687
Unit 4	2,486	26,759
Unit 5	1,460	15,713
Unit 6	1,460	15,713
<b>Total</b>	<b>15,866</b>	<b>170,776</b>

## Planning Permission

The site represents a unique opportunity to acquire a significant portion of land which already benefits from full planning permission (Ref: SD23A/O286) for 6 industrial units extending to 170,776 sq. ft. All relevant planning information and engineering detail can be obtained from our data room which is available on request.

Under the South Dublin County Council Development Plan 2022 – 2028, the site is zoned: 'Enterprise & Employment,' *To provide for enterprise and employment related uses.*

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

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## Inspections

All inspections are strictly by appointment through joint agents, Savills and Coonan Property.

## Price

On Application.

## Contacts

For further information or to arrange a viewing please contact:

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