



# For Sale

3.27 Acres, Orion Business Campus, Ballycoolin, Dublin 15

- 3.27 Acres zoned and serviced industrial land
- Excellent infill industrial site suitable for owner occupational or development use
- Situated a short distance from Dublin International Airport and the M50
- Immediately adjacent to Masterlink Logistics Limited, The Pallet Network and VWR



01 6731600

jll.ie

#### FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

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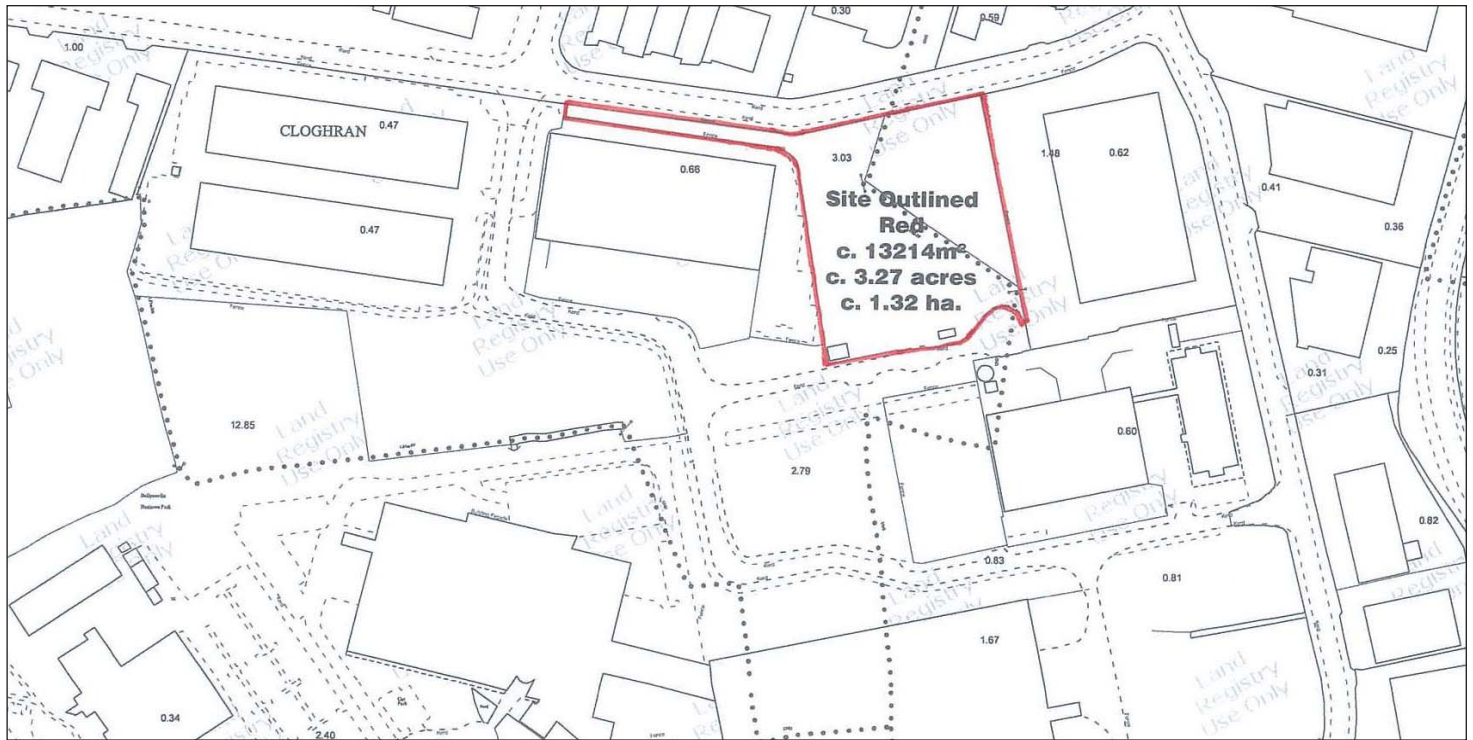
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#### SERVICES

Capital Markets | Advisory | Office Agency | Retail Agency | Industrial Agency | Project Management | Property Management | Occupier Services | Research & Consultancy





#### LOCATION

- The site forms part of the Orion Business Campus which is located north of Blanchardstown Town Centre in Dublin 15 approximately 9.6km north west of Dublin's City Centre and approximately a 5 minute drive north west from Blanchardstown Village and Blanchardstown Town Centre
- There is easy access to Orion Business Campus via Snugborough Road through Rosemount Business Park or via the Blanchardstown Road north through Northwest Business Park
- Access to Orion Business Campus has been considerably improved with the construction of the Corduff Road extension which connects the M2 at the Cherryhound Interchange to the M3

#### DESCRIPTION

- The site is a regular shaped plot with frontage to the internal estate road within Orion Business Campus and an internal estate road within Northwest Business Park
- Two separate access points

#### ACCOMMODATION

The approximate site area of the property is as follows:

| SITE AREA       |            |
|-----------------|------------|
| Total Site Area | 3.27 Acres |

All intending purchasers are specifically advised to verify the site area and undertake their own due diligence

#### SERVICES

All mains services are available within the estate

#### ZONING

Under the Fingal County Council Development Plan 2011 - 2017 the lands are zoned Objective GE - "To provide opportunities for general enterprise and employment".

Under this zoning objective uses Permitted in Principle include *inter alia* Industry-General, Industry-Light, Warehousing, Logistics, Vehicle Servicing/ Maintenance Garage, Wholesale, Road Transport Depot and Civic Waste Facility.

#### TERMS

Available For Sale with Vacant Possession

#### PRICE

On application



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