

# HIGH PROFILE MOTOR SALES FACILITY AIRTON ROAD, TALLAGHT DUBLIN 24

FOR SALE  
by private treaty



## HIGH PROFILE MOTOR SHOWROOMS & WORKSHOP

c.3,773 SQ.M. (40,610 SQ.FT.) ON c.1.43 ACRES

INCL. 1,003 SQ.M. (10,800 SQ.FT.) BASEMENT FOR CAR STORAGE AND VALETING



01 614 7900

BER B3 C2

# LOCATION

The property is located within a high profile location on Airton Road in Tallaght, close to the junction with Greenhills Road and immediately adjoining Harvey Norman, Costa Coffee and a Primary Care Centre. The property is easily accessible with the M50 Motorway located less than 2km west at junction 11 and 8km southwest of Dublin City Centre. The area benefits from excellent transport connectivity with the red line Luas 1.5km north on the Belgard Road. Dublin Bus provides frequent bus routes with nos. 27, 49, 65, 75 and 77 servicing the area.

The strength of the retail pitch is underpinned by major occupiers in the vicinity, including Harvey Norman immediately adjacent, Costa Coffee, Cycle Superstore, Stuarts Land Rover, Agnelli Peugeot, Mazda & Alfa Romeo and Power City.

# EXECUTIVE SUMMARY

- Modern purpose - built motor showrooms with full height glazing
- One of the largest Motor Showrooms in Ireland – effectively 3 showrooms in one.
- Extending to c.3,773 sq.m. (c.40,610 sq.ft.) on c.1.43 acres (c.0.58 ha.) including c.1,003 sq.m. (10,800 sq.ft.) basement for car storage and valeting
- Built 2005 - in excellent condition throughout
- 3 Workshop units for Parts Department, Service Workshop & Body Repair workshops
- High profile and prominent location with extensive road frontage onto Airton Road
- Asset Sale – with benefit of vacant possession



# HIGH PROFILE MODERN FACILITY

## DESCRIPTION

This is a rare proposition to have one of Ireland's largest Motor Dealership facilities come to the market providing a comprehensive range of services on a significant site area of c.1.43 acres (c.0.58 ha.). Can only be viewed as a highly sought-after facility/location from a retailer's perspective.

The property comprises a modern purpose-built facility originally constructed in 2005. The entire property extends to a total of c. 40,610 sq. ft. (gross internal area). The Showrooms provides for double height sales area with full height glazing, together with an eye-catching curved front elevation and four entrances. The showroom can accommodate c. 45 vehicles on display and currently is in use as a Ford, Kia and Ford Commercial Showrooms. Office accommodation is provided at mezzanine level, along with canteen and toilet facilities.

Positioned to the rear of the showroom facility, there are three adjoining workshop buildings. The first provides a Parts department and stores which interconnects with the main service workshop building which currently has 6 ramps and a separate inspection/diagnostics bay with a 7th ramp (and room to expand these service areas). The 3rd building is divided into two body repair workshops with a panel beating workshop and a separate Paint shop with 'oven' (all equipment is excluded from the sale). There are offices and staff canteen over the Parts area at 1st floor level.

There is substantial parking and a display area to the front with c.50 display spaces facing onto Airton Road along with customer parking. There is a further 70-80 spaces to the rear of the Showrooms and in addition, there is excellent car storage and valeting facilities at basement level for 50-80 spaces. Both the showroom and aftersales buildings are finished to a high standard throughout.





## ACCOMMODATION

Approx. Gross Internal Floor Areas:

SHOWROOM BUILDING	Sq.m.	Sq.ft.
Showrooms (& sales offices)	1,342.7	14,450
Mezzanine Offices	233.5	2,515
Basement – Parking & Storage	1,002.6	10,790
<b>Sub Total</b>	<b>2,578.8</b>	<b>27,760</b>
SERVICE BUILDING	Sq.m.	Sq.ft.
Service Bays & Parts	1,107.2	11,920
Staff Area – First Floor	86.8	935
<b>Sub Total</b>	<b>1,194.0</b>	<b>12,855</b>
<b>Total</b>	<b>3,772.8</b>	<b>40,610</b>
CAR PARKING AREA		
Showroom Display: c.45 Spaces    Front Display: c.50 Spaces    Serviced Area: 70 - 80 Spaces    Basement: 50 - 80 Spaces		
<b>Approximate Total</b>		<b>215 - 255 Spaces</b>

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ONE OF IRELAND'S LARGEST MOTOR SHOWROOM FACILITIES

## TOWN PLANNING

The property is located in an area zoned Objective REGEN "To facilitate enterprise and/or residential led regeneration" in the South County Dublin Development Plan 2016-2022.

Permitted Uses (subject to planning) include the following: - Motor Sales Outlet, Offices, Petrol Station, Residential, Restaurant/Cafe, Shop-Local, Science and Technology based Enterprise (and others).

The property is proposed to be similarly located in an area zoned REGEN in the Draft 2022-2028 Development Plan.

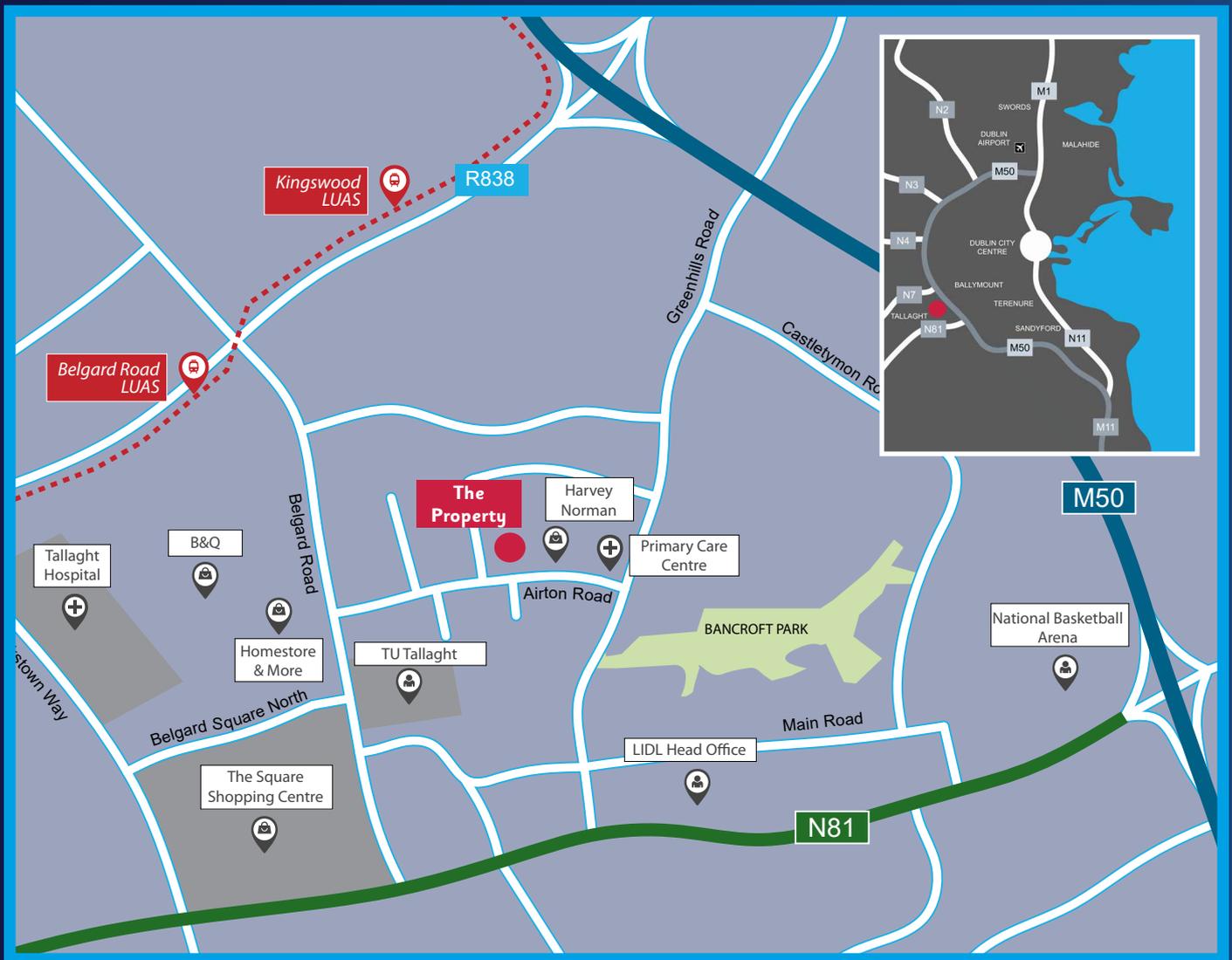
## ESTATE SERVICE CHARGE

Airton Corporate Park is professionally managed and contributions towards the cost of insurance, landscaping, lighting and maintenance etc. total c.€8,380 pa. for 2021 (excl. VAT).



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## SOLICITOR

Richard Black Solicitors  
Beechfield House  
Clonee  
Dublin 15  
D15 DA07

T: (01) 825 3400

## TITLE

The property is held under Long Leasehold Titles (excess 900 years), subject to nominal rent.

## Commercial Rates:

€79,685 (2021)

## BER:

B3 & C2.

## Viewing:

Viewings strictly by appointment through Finnegan Menton.  
Contact Nicholas Corson [ncorson@finneganmenton.ie](mailto:ncorson@finneganmenton.ie) or  
Mark McCormack [mmccormack@finneganmenton.ie](mailto:mmccormack@finneganmenton.ie)



## Price:

On Application.



17 Merrion Row, Dublin 2, Ireland

T + 353 (0) 1 614 7900

[WWW.FINNEGANMENTON.IE](http://WWW.FINNEGANMENTON.IE)

Licence Number 001954

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