



Lisney

COMMERCIAL REAL ESTATE

UNIT 1 IDA POPPINTREE INDUSTRIAL ESTATE

FINGLAS, DUBLIN 11 | D11XEE9

FOR SALE



Detached manufacturing facility of 4,070 sqm.



Two-storey office accommodation.



Clear internal height of approx. 5m.



Loading access via 3 x grade level roller shutter doors.



Excellent yard space, loading and car parking facilities.



Situated in well managed and landscaped industrial estate only minutes from M50.



No IDA restrictions on user.



M50

IKEA

DECATHLON

Balbutcher Ln

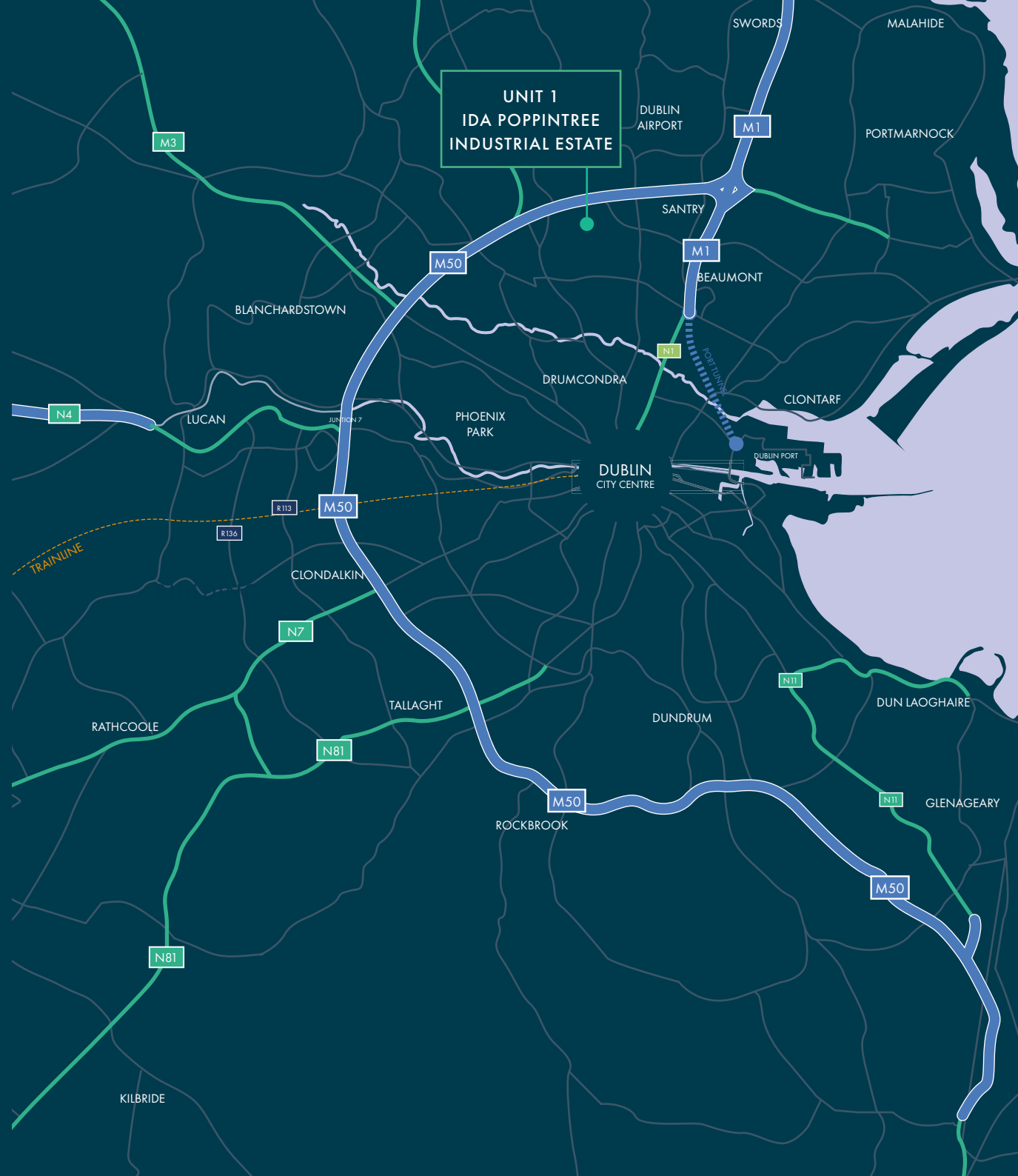
Poppintree Park West



Destination	Distance
M50 junction 4	2.2 km
M50/N2 junction 5	2.7 km
M1	5.2 km
Dublin Port Tunnel	5 km
Dublin Airport	6 km
Dublin City centre	8 km

Location

The subject property is situated in Poppintree Industrial Estate, an IDA sponsored estate in Finglas, Dublin 11. The park is located just minutes from the N2/M50 interchange and M50 junction 4, which provide easy access throughout the city and to national roads network. In addition to the advantage of the close proximity of the national roads, the area is also served by public transport, including both Dublin Bus and Go Ahead Ireland. The surrounding area is predominantly residential in nature with a number of business parks, including Jamestown Business Park & North City. Other notable occupiers in the estate include Cleveland cables, Kepak & McGowans digital print.



Accommodation

Description	Size sqm	Size sqft
Warehouse	3,481	37,469
2 Storey Offices & Porch	589	6,347
Total (GEA)	4,070	43,816

Description

- Detached manufacturing facility of concrete frame construction, under an asbestos roof incorporating translucent panels.
- The warehouse has a clear internal height of approximately 5m.
- Two storey offices to the front extending to approx. 589 sqm
- Manufacturing area/warehouse to the rear measuring approx. 3,481 sqm.
- Office accommodation benefits from separate male & female WC, and canteen facility.
- Loading access is provided via 3 grade level roller shutter doors.



Services

We understand all main services including sewerage, water, electricity, drainage and telephone are connected to the site.

Quoting Price

€3.75m (exc)

Title

Long Leasehold - Folio (DN717351)

Rates

Rates €53,766 per annum

Service Charge

€5,588.31 per annum

Further information | Viewing

To arrange a viewing or to request further information contact:

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Lisney
COMMERCIAL REAL ESTATE

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BER Information

Rating: **BER F**

BER No: 800887796

EPI: 347.85 kWh/m²/yr



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