

Lisney

R136

Tallaght University Hospital

Tallaght Town Centre

LUAS

Maldron Hotel

Tallaght Stadium

N81

Whitestown Drive

Whitestown Way

Site

FOR SALE

Site at Whitestown Drive
TALLAGHT BUSINESS PARK, DUBLIN 24

LOCATION

The site is located within Tallaght Business Park (formerly Whitestown Industrial Estate), which is located on the southern side of the N81, approximately 2km south west of Tallaght Village, approximately 4km south west of the N81/ M50 Junction and approximately 12km South West of Dublin City Centre. Tallaght Business Park benefits from excellent accessibility both to the M50 via the N81 or Belgard Road but also to the outer relief road to the Kingswood interchange on the N7.



Square Town Centre



Tallaght Stadium

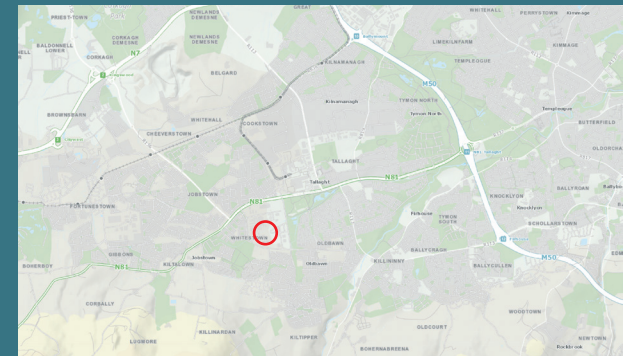


LUAS

DESCRIPTION

The property comprises a regular shaped site extending to 0.57ha (1.40 acres). The site is generally flat in topography. The site can be accessed via Whitestown Road

The surrounding area is one of Dublin's most established commercial locations and well-known occupiers within Tallaght Business Park located nearby include Henkel Loctite, GD Products, WD Display and Meditec Medical.



ZONING

The property is situated in an area Zoning Objective 'EE', Enterprise and Employment 'To Provide for enterprise and employment related uses' under the South Dublin County Council Development Plan 2016-2022.

Permitted in Principle

Abattoir, Advertisements and Advertising Structures, Boarding Kennels, Enterprise Centre, Fuel Depot, Heavy Vehicle Park, Home Based Economic Activities, Industry-General, Industry-Light, Industry-Special, Office-Based Industry, Office less than 100 sq.m, Open Space, Petrol Station, Public Services, Recycling Facility, Refuse Transfer Station, Science and Technology Based Enterprises, Scrap Yard, Service Garage, Shop-Local, Transport Depot, Traveller Accommodation, Warehousing, Wholesale Outlet.

Open for Consideration

Agriculture, Allotments, Car Park, Childcare Facilities, Concrete/Asphalt Plant in or adjacent to a Quarry, Garden Centre, Hotel/Hostel, Industry-Extractive, Motor Sales Outlet, Nightclub, Offices 100 sq.m - 1,000 sq.m, Offices over 1,000 sq.mi, Public House, Refuse Landfill/Tip, Restaurant/Café, Retail Warehouse, Social Club, Sports Club/Facility, Stadium, Veterinary Surgery.

TITLE

Freehold subject to the wayleaves

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

Stephen McDonogh 01-6382700 smcdonogh@lisney.com

Cathal Daughton 01-638 2700 cdaughton@lisney.com



Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.