



For Sale

Site 26 Magna Distribution Park, Citywest Road, Dublin 24

- **Industrial Site - approximately 4.516 Acres**
- Planning permission extended in December 2013 for a light industrial/ storage unit with 3 storey ancillary office accommodation extending to 62,215 sq ft
- Excellent landscaped and fully managed business park environment
- Strategically positioned between the N7 and N81 and with easy access to the Luas stations in Citywest and Tallaght



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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

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SERVICES

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

LOCATION

- Magna Distribution Park is strategically located on the east side of Citywest Road (N82) linking the N7 (Naas Road) with the N81 (Blessington Road)
- The entrance to the Park is 6.5km from the N81 Tallaght by-pass/ M50 motorway exit (Junction 11) and 7.2km from the N7 Naas Road/ M50 exit (Junction 9)
- The Park is a few minutes drive from the outer ring road which connects the N4 Lucan by-pass, the N7 and N81
- The location is well served by Dublin Bus and has the added benefit of being a few minutes from the Citywest Luas stop
- The location is well served with many facilities including Citywest Shopping Centre which lies a few minutes walk from the site
- Adjoining occupiers include United Drug, O'Brien Food Ingredients, Associated Hardware and PE O'Brien

DESCRIPTION

- The site comprises a regular plot with dual frontage to Magna Drive
- Planning Permission was originally granted in 2008 and extended in December 2013 for a light industrial/ storage warehouse unit with 3 storey ancillary office accommodation extending to approximately 61,215 sq ft
- The site lies directly opposite and south of the United Drug facility and adjoining and west of the former Meadows and Byrne distribution centre

ACCOMMODATION

- The total site area extends to approximately 4.516 acres

All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence

SERVICES

- We understand that all mains services are available to the site

ZONING

- Zoned EP3 under the South Dublin County Council Plan 2010 - 2016

PLANNING PERMISSION

The site has the benefit of Planning Permission, Register Reference SD08A-0588-EP for a detached light industrial/storage warehouse unit with 3 storey ancillary offices plus a single storey standalone ESB sub-station car parking and associated site development works extending to a floor area of approximately 61,215 sq ft

TERMS

For Sale. Price on application



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