

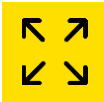
INDUSTRIAL INVESTMENT OPPORTUNITY

# For Sale Unit 1 The Square Complex

Tallaght, Dublin 24

End of Terrace industrial building in a well-established industrial area.

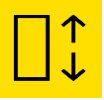
Key Benefits:



Unit Extending  
674 sq. m (7,265 sq. ft.)



No. 1 Roller  
Shutter Door



Clear Internal  
Height of 8.5m



State covenant with  
immediate income





# Location

The subject property is located in a well-established and popular industrial area in Southwest Dublin. Located approx. 10 kms southwest of Dublin City Centre, the property is within easy access of Junction 10 and Junction 11 on the M50 motorway, providing rapid accessibility to Dublin Airport and the Port Tunnel. The estate is serviced by a comprehensive public transport system including numerous bus routes to and from the city.

Schedule of Accommodation	Sq. m	Sq. ft
Warehouse	124	1,340
GF Offices	256	2,762
FF Offices	293	3,162
<b>Total Size</b>	<b>674</b>	<b>7,265</b>

## Tenancy Schedule

Lease Term	10-year IRI lease
Lease commencement date	1 <sup>st</sup> April 2019 (renewal of “superior lease” dated 27 <sup>th</sup> March 1994)
Tenant	South Dublin County Council
Rent	Current passing rent of €66,250 per annum
Rent Review	Outstanding rent review to open market rent in April 2024



## Further Information

### Price

On application.

### Rates

On application

### Viewing details

All viewings are strictly by appointment through the sole selling agent Savills.



## Contact

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