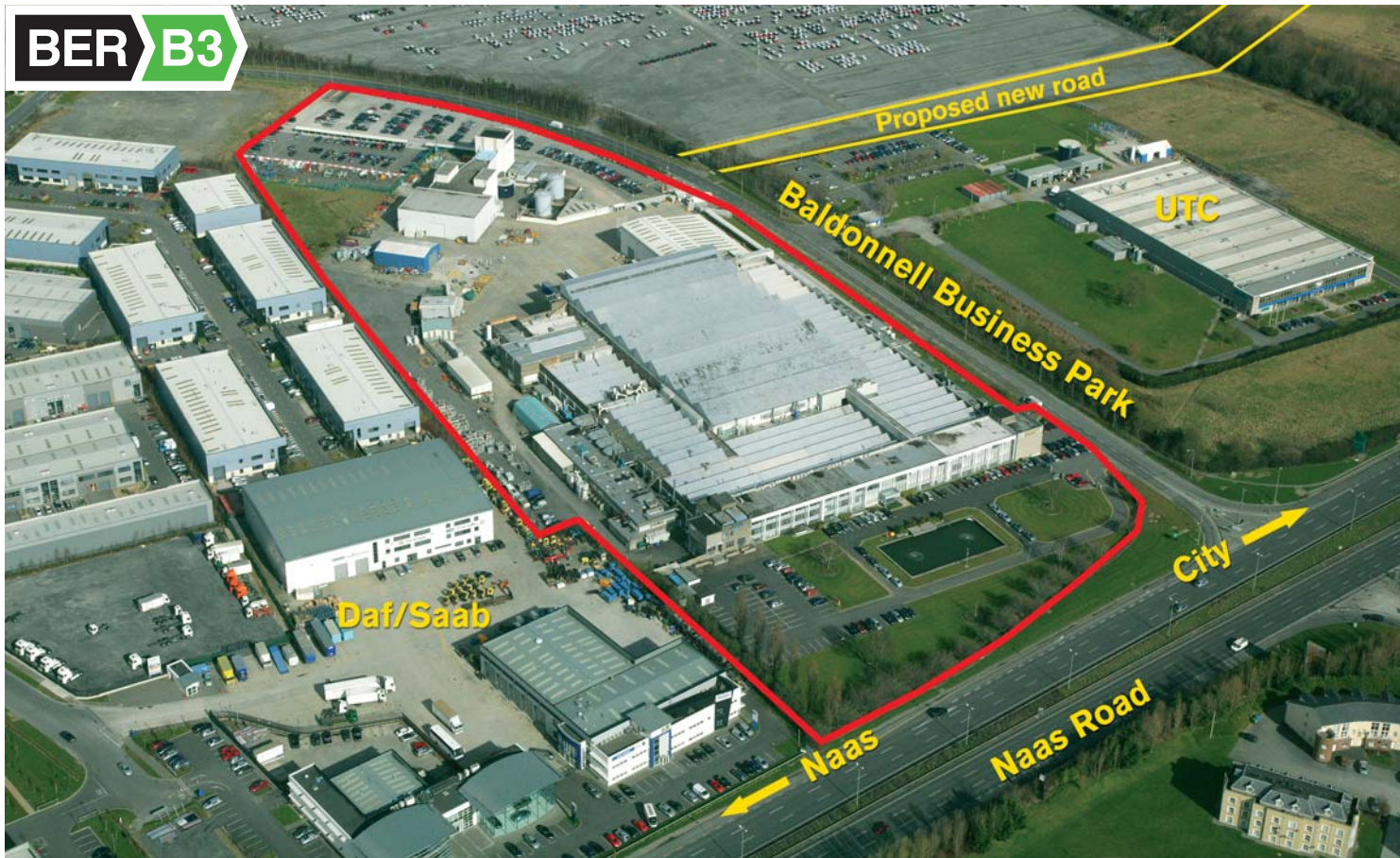


For Sale by Private Treaty

NAAS ROAD, SAGGART, CO. DUBLIN.

Substantial Office & Industrial Premises on approx. 6.43ha. (15.9 acres)



- The property offers superb large scale redevelopment potential in this highly prominent location being situated immediately beside the Naas Road, one of the busiest roads in Ireland and beside major national and international companies.
- The lands are zoned Objective EP2 "to facilitate opportunities for Manufacturing, Research and Development facilities, Light Industry and Employment & Enterprise related uses in Industrial Areas and Business Parks".
- Well known large complex of industrial buildings with a footprint extending to approx. 21,800 sq.m. (235,000 sq.ft.) gross external area.
- 3 storey offices to front with approx. gross internal area of 3,072 sq.m (33,076 sq.ft).
- This is an important opportunity to acquire a high profile site with extensive buildings - of interest to investors and developers seeking a prominent Naas Road redevelopment opportunity convenient to both North and South City, the M50 and all major arterial routes.
- Title: freehold.



LOCATION

The property is well located on the Naas Road at Saggart and occupies a prominent corner position and extensive frontage to the access road to Baldonnell Business Park. The Naas Road carries a large volume of passing vehicular traffic and is one of the most accessible routes to the south and west of the country. The property is situated close to the Outer Ring Road at the Kingswood junction, which links Tallaght with the N4 Galway Road. There are a number of high profile occupiers in the immediate vicinity to include MJ Flood, Saab/Seat and DAF. The property is also close to Citywest Business Park, Citywest Shopping Centre, Citywest Hotel, the LUAS Red Line at Saggart, Independent News and Media and many other major companies. The completion of the Newlands Cross flyover (due Spring 2015) will further enhance the transport links in the area.

DESCRIPTION

The lands extend to approximately 6.43ha. (15.9 acres) and offer excellent future development potential.

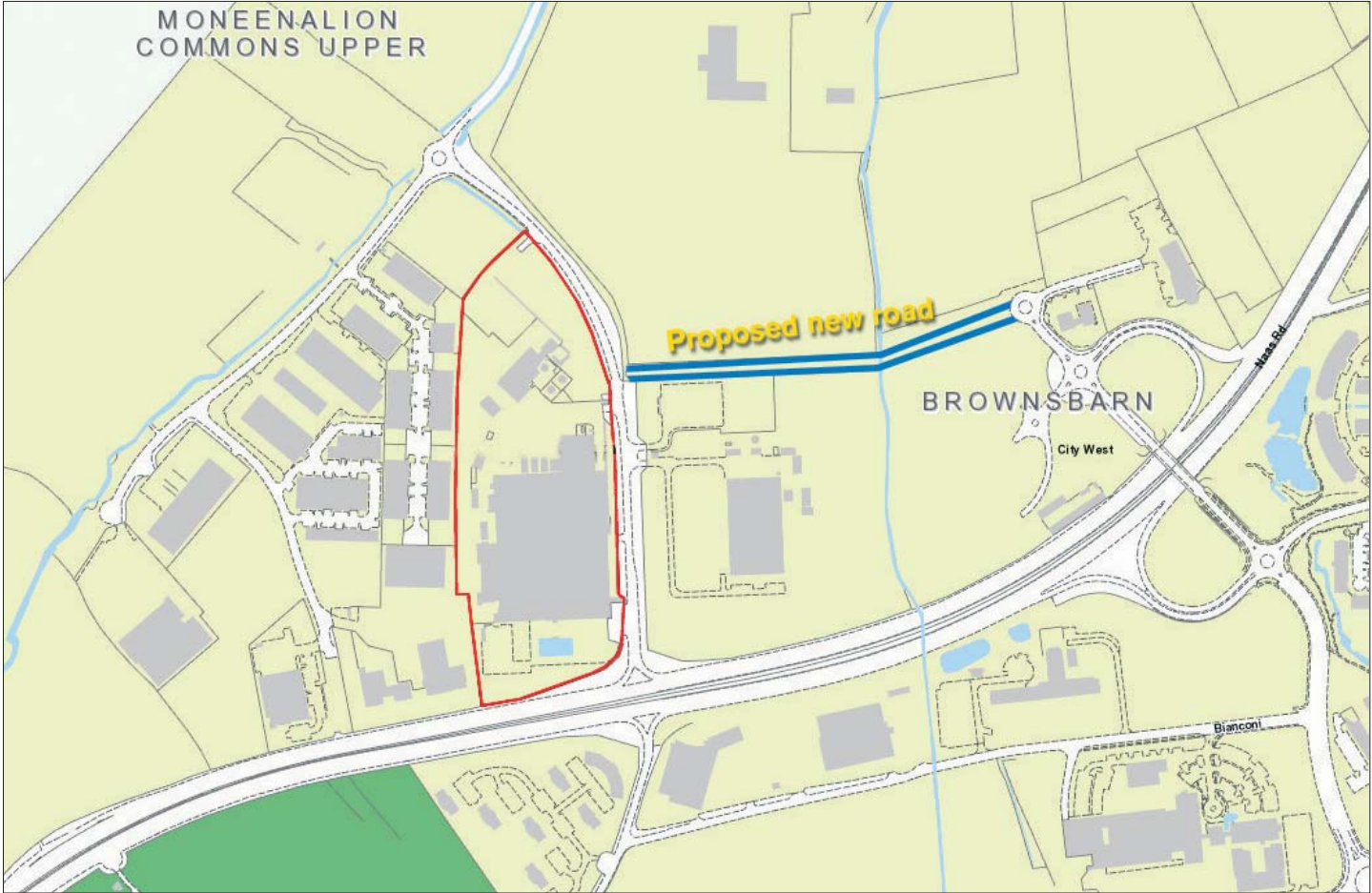
The main facility, a detached industrial building of approximately 17,500 sq.m. provides a mix of high and low bay industrial accommodation. The central section benefits from a 'north light' roof, incorporating glazed panels and an increased clear internal height of 10.1 m, reducing to 4.97 m to the low bay sections along the sides of the main building. The production areas include sealed, power floated concrete floor, suspended halogen lighting and concrete block infill walls to full height. The main industrial building extends to approx. 17,500 sq.m. with additional buildings of approx 2,400 sq.m.

The office building at the front of the property comprises a 3 storey structure which offers extensive part refurbished and modernised accommodation. The three story offices to the front are generally finished with plastered and painted walls suspended ceiling tiles, fluorescent lighting and carpeted floors.

The offices have an total approximate gross internal area of 3,072 sq.m (33,076 sq.ft) of which 1,911 sq.m (20,570 sq.ft) is refurbished space and was until recently occupied as offices by Lufthansa Technik Airmotive Ireland. The smaller portion was occupied previously by Roadstone Wood Ltd.

In addition, there are a number of ancillary buildings including a bespoke aircraft engine testing facility of reinforced concrete construction.

A particular feature of the property is the prominent building profile and extensive car parking to the front of the building. The lands have extensive frontage to the Naas Road and side frontage to Barney's Lane leading to Baldonnell Business Park where the existing vehicular access points are located.



01-633 3700



TOWN PLANNING

The lands are zoned Objective EP2 "to facilitate opportunities for manufacturing, Research and Development facilities, light industry and employment and enterprise related uses in industrial areas and business parks" under the South Dublin County Council Development Plan 2010 - 2016.

Under this zoning a wide range of uses are permitted in principal to include: Car Park, Cash and Carry Wholesale, Enterprise Centre, Heavy Vehicle Park, Fuel depot, Industry-General, Industry-Light, Industry-Special, Motor sales, Office Based Industry, Offices less than 100 sq.m, Petrol Station, Retail Warehouse, Recycling, Service Garage, Shop Local, Transport Depot and Warehousing.

TITLE

The property is held under freehold title. There are 2 ESB sub-stations on the property.

RATEABLE VALUATION

€1,526,000. The rates payable for 2014 were €247,212.

PRICE

On application. The sale is subject to VAT @ 13.5%.

BER CERTIFICATE

B3. 574.67 kWh/m²/yr 0.91.

VIEWING AND FURTHER INFORMATION

Viewing is strictly by prior arranged appointment with either of the joint agents.

SOLICITORS

Mathesons, 70 Sir John Rogerson's Quay, Dublin 2.
Tel: +353 1 232 2000. Ref: Niamh Maher.

CONTACTS

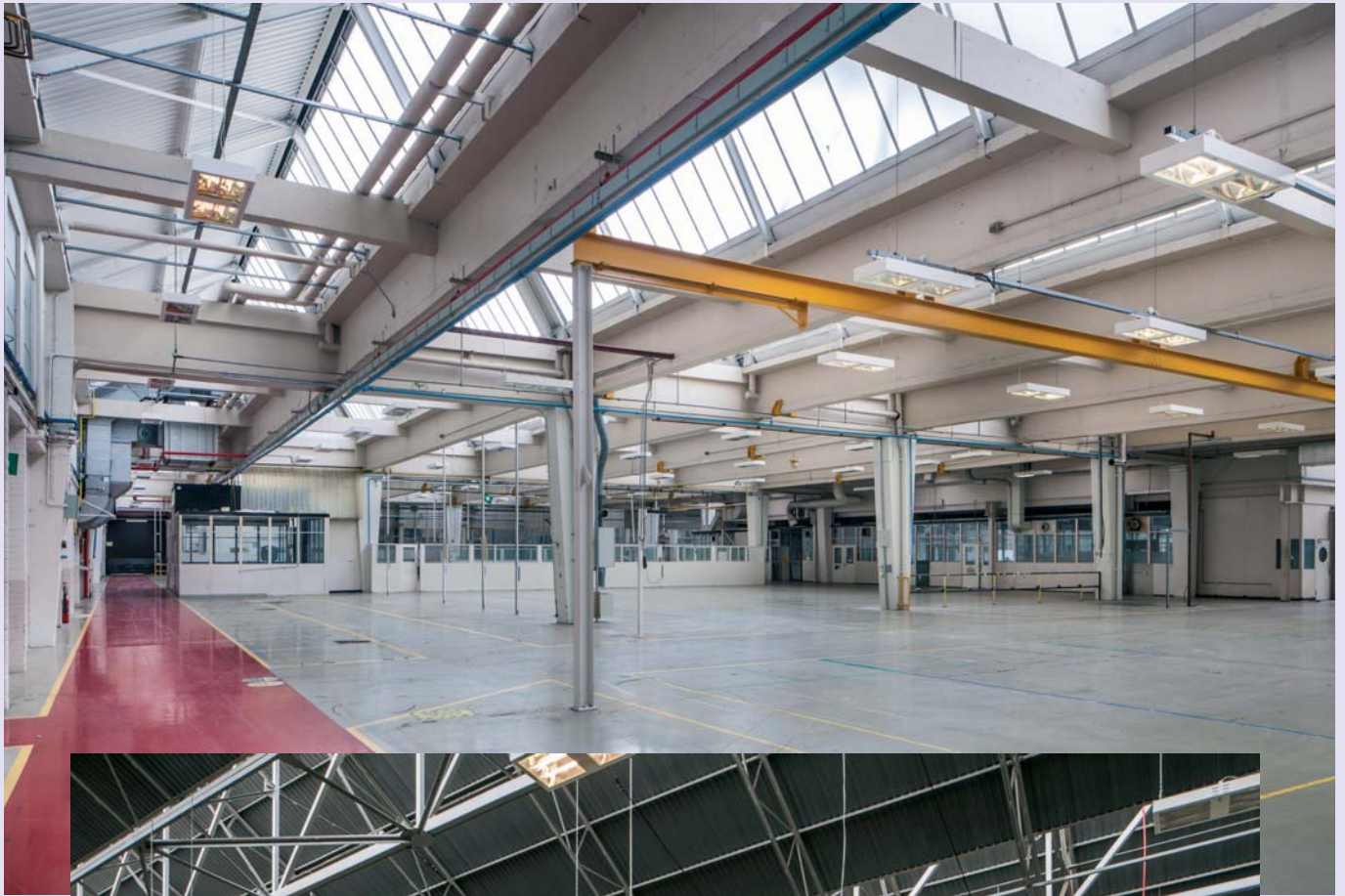
Ross Shorten, Cathal Daughton, John McIntyre and James Kearney of Lisney on +353 1 638 2700.

Email: rshorten@lisney.com, cdaughton@lisney.com, jmcintyre@lisney.com, jkearney@lisney.com

or

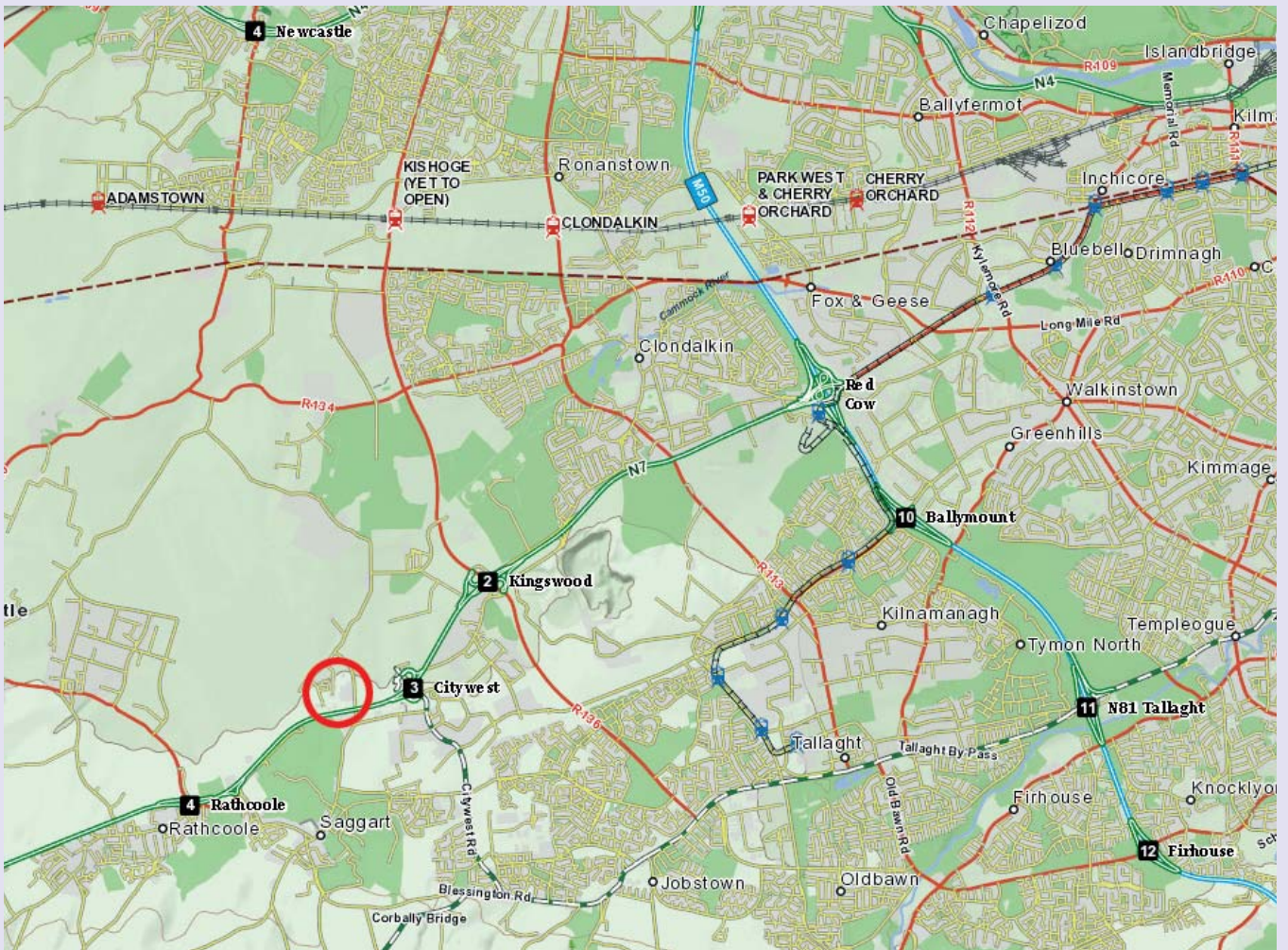
Michael Donohoe and Paul Finucane of Colliers International on +353 1 633 3700. Email: michael.donohoe@colliers.com, paul.finucane@colliers.com.





Lisney

+353-1-638 2700



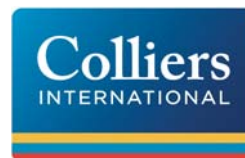
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Lisney



ST. STEPHEN'S GREEN OFFICE

St. Stephen's Green House,
Earlsfort Terrace, Dublin 2.
Tel: +353 1 638 2700.
Email: dublin@lisney.com



Hambleton House,
19-26 Lower Pembroke Street,
Dublin 2.
Tel: +353 1 633 3700.
Email: Ireland@colliers.com

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