

FOR SALE BY PRIVATE TREATY

EXCELLENT DEVELOPMENT OPPORTUNITY (S.P.P) AT GREENHILLS INDUSTRIAL ESTATE, WALKINSTOWN, DUBLIN 12



- Extensive site totalling approx. 2.75 hectares (6.8 acres) just off the Walkinstown roundabout
- Zoned objective 'REGEN' 'To facilitate enterprise and/or residential-led regeneration' in the South Dublin County Council Development Plan 2016 – 2022.
- Within approx. 8 km of the city centre and approx. 3 km of junction 10 on the M50





LOCATION

The lands are located on the southern side of Greenhills Road approx. 225 metres from the Walkinstown Roundabout and approx. 8 km west of Dublin City Centre. The location is within easy access of the M50/Naas Road (J9) & M50/Ballymount (J10) motorway junctions.

The site has the benefit of three access points all of which are off the main estate road along the site's southern boundary. There are two access points to the main estate road off the Greenhills Road.

The large residential catchments of Tallaght, Walkinstown, Kimmage, Crumlin and Terenure are all within close proximity of the subject site making it ideal for residential and/or commercial led development (S.P.P).

DESCRIPTION

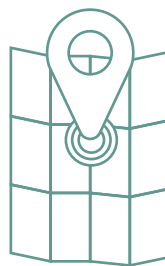
The site extends to approximately 2.75 hectares (6.8 acres) and includes a series of primarily warehouse buildings extending to approximately 10,544 sq. m (113,500 sq ft.) with a site coverage of approx. 38%.

The units on site comprise a mixture of red brick office buildings, terraced and interconnecting asbestos/metal deck roofed warehouses.

The lands are bound to the south by the internal estate roadway of Greenhills Industrial Estate, to the west by adjoining industrial properties, to the north by the elevated Greenhills Road and to the east by Chadwicks Plumbing Centre and TC Matthews.

PROPOSED GREENHILLS ROAD ALIGNMENT

There is a road proposal in the current South Dublin County Council Development Plan to realign the Greenhills Road and connect it with the Calmount Road. This will create direct access from the Walkinstown roundabout to Junction 10 on the M50.



THE PROPERTY IS
ZONED UNDER

**OBJECTIVE
'REGEN'**

'TO FACILITATE ENTERPRISE
AND/OR RESIDENTIAL-LED
REGENERATION'



Proposed
Greenhills Road
Alignment

ZONING

The property is zoned under objective 'REGEN' 'To facilitate enterprise and/or residential-led regeneration' in the South Dublin County Council Development Plan 2016 - 2022.

Use classes permitted in principle under 'REGEN' include:

Advertisements and Advertising Structures, Childcare Facilities, Community Centre, Education, Enterprise Centre, Health Centre, Home Based Economic Activities,

Hotel/Hostel, Housing for Older People, Industry-Light, Live-Work Units, Motor Sales Outlet, Office-Based Industry, Office less than 100 sq.m, Offices 100 sq.m -1,000 sq.m, Offices over 1,000 sq.m, Open Space, Petrol Station, Public Services, Recreational Facility, Residential, Restaurant/Café, Residential Institution, Science and Technology Based Enterprise, Shop-Local, Sports Club/Facility, Stadium, Traveller Accommodation

SERVICES

We understand that all mains services are provided and connected to the property.

RATES

The rates payable for 2018 are €62,852.

TITLE

Freehold with the benefit of vacant possession

INSPECTIONS

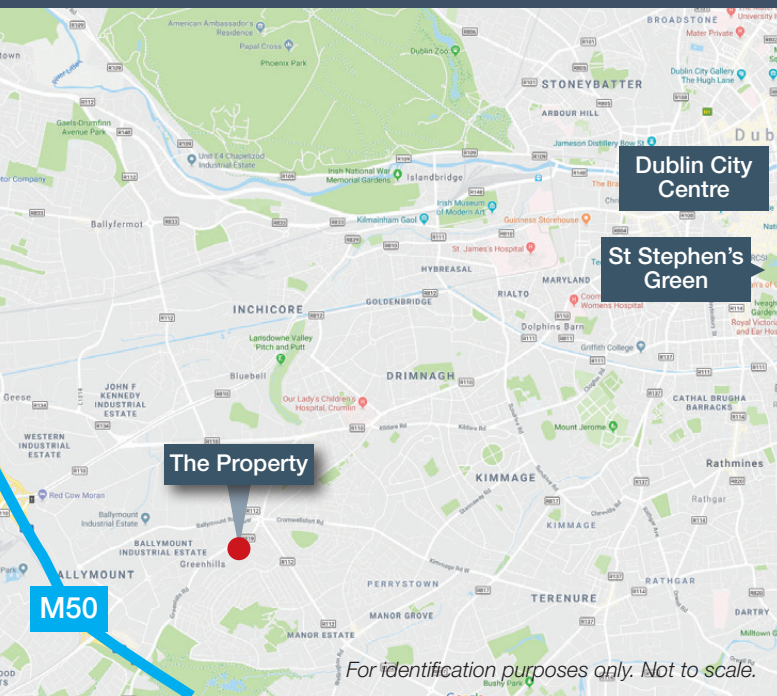
All inspections are strictly by appointment through the joint agents.

PRICE

On application

Intending purchasers must satisfy themselves as to the accuracy of the floor and site areas referred to throughout this brochure.

Location Map



CONTACTS & FURTHER INFORMATION

FURTHER INFORMATION

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