

FOR SALE

UNIT 1

BLESSINGTON INDUSTRIAL ESTATE

BLESSINGTON
CO. WICKLOW
W91 W898

DETACHED WAREHOUSE
EXTENDING TO APPROX.

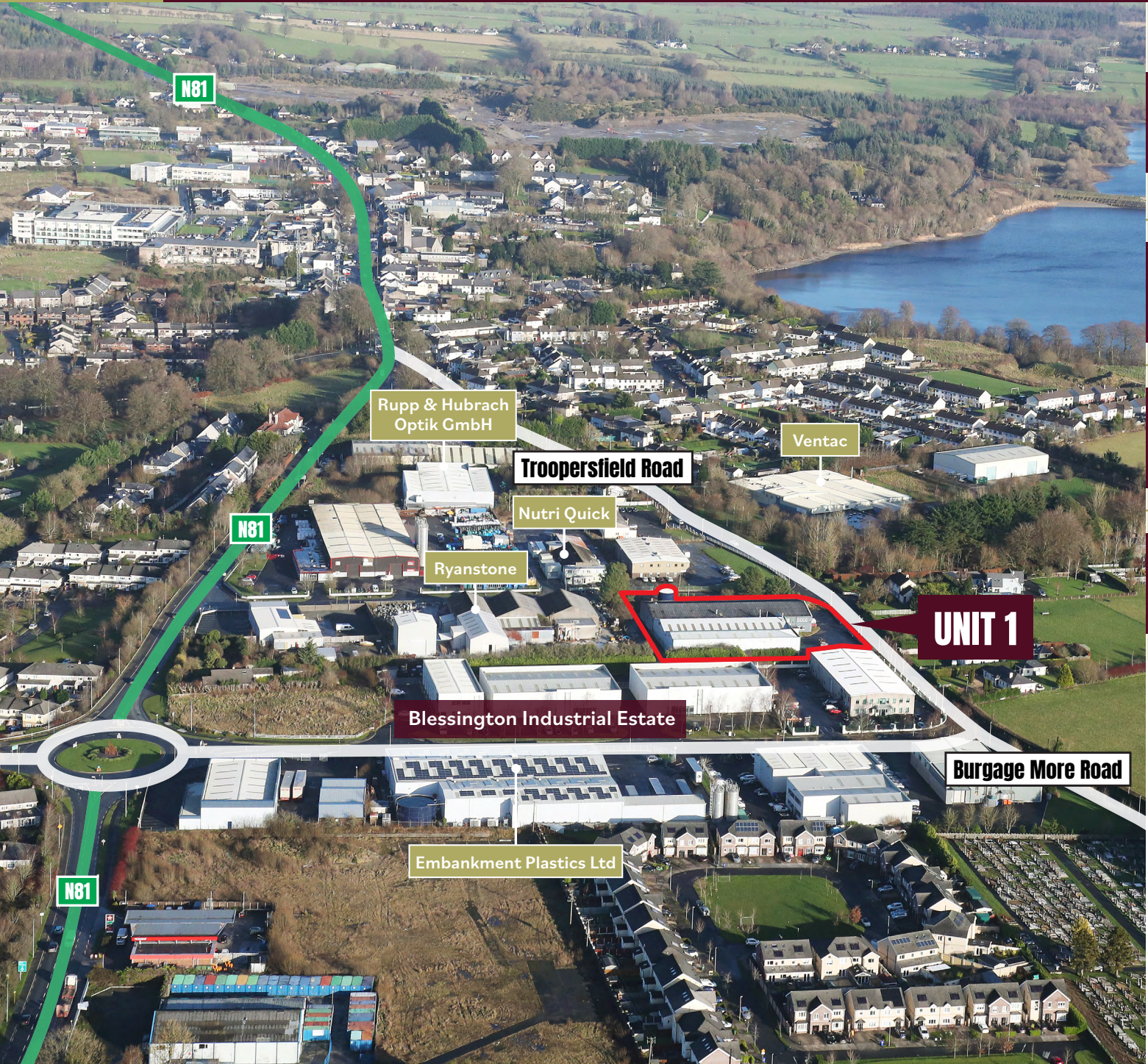
3,074 SQ. M
(33,094 SQ. FT)

on a high-profile self-contained
corner site of approx.
0.56 hectares (1.4 acres).

savills



BOUNDARY LINE IS INDICATIVE AND IS FOR INFORMATION PURPOSES ONLY



Detached warehouse extending to approx. 3,074 sq. m (33,094 sq. ft) over three interconnected sections on a high-profile self-contained corner site of approx. 0.56 hectares (1.4 acres).



Clear internal height ranging from approx. 4.1 - 6.5m and loading access via 4 automated roller shutter doors.



Just off the N81 and within 27kms of the M50/N81 Junction (J11).



The site is zoned under Objective 'Employment /Proposed Employment' in the Wicklow County Development Plan 2022 - 2028

LOCATION

The subject property is strategically located within Blessington Industrial Estate, just off the N81. The location has immediate access to the N81 which is within 27kms of Junction 11 on the M50. The M50 provides rapid motorway access to all of the main arterial routes to and from Dublin city centre, to the Port Tunnel and to Dublin Airport. Local occupiers in the vicinity include Embankment Plastics Ltd, Ryanstone, Nutri Quick, Rupp & Hubrach Optik GmbH & Ventac.

DESCRIPTION



SECTION 1

- Concrete Frame construction
- Insulated asbestos roofing with approx. 5% translucent panels
- Full height concrete block walls
- Painted concrete floor
- 4.1m clear internal height
- 1x Automated ground level roller shutter door
- High bay sodium & LED lighting
- 2 storey offices
- Reception & Canteen



SECTION 2

- Metal Frame construction
- Insulated metal deck roofing with approx. 10% translucent panels
- Insulated cladded walls
- Painted concrete floor
- 4.5m clear internal height
- 1x Automated up & over roller shutter door
- High bay LED lighting



SECTION 3

- Metal Frame construction
- Insulated metal deck roofing with approx. 5% translucent panels
- Insulated cladded walls
- Sealed concrete floor
- 6.5m clear internal height
- 1x Automated up & over roller shutter door & 1x Automated ground level roller shutter door to rear
- High bay LED lighting
- Roof mounted fans

OFFICES

- Two storey cellular offices located to the front of section 1.
- Painted and plastered walls.
- Suspended / painted and plastered ceilings with recessed lighting / fluorescent strip lighting.
- Carpeted & lino flooring.
- Gas & electric storage heating.
- Double glazed windows.
- Toilet facilities & canteen.

Schedule of Accommodation (Gross External Floor Areas)

Accommodation	Sq m (approx.)	Sq ft (approx.)
Warehouse	2,437	26,233
Ground Floor Offices	231	2,484
First Floor Offices	223	2,398
Plant & Storage Room	184	1,979
Total	3,075	33,094

Intending purchasers must satisfy themselves as to the accuracy of the measurements and information provided above.



Blessington Industrial Estate

UNIT 1

ZONING

The site is zoned under Objective 'Employment / Proposed Employment' in the Wicklow County Development Plan 2022 - 2028.

Permissible uses in principle include, Retail warehouse, service garage, warehouse, wholesale warehouse, recycling centre, recreational buildings, public services, petrol station, offices, motor sales outlet, laboratory, industry (light), industry (general), heavy vehicle park, garden centre, enterprise centre, cultural use, community facility, childcare facility, cash & carry outlet, car park, advertisements/advertising structures.

FURTHER INFORMATION

Inspections

All inspections are strictly by appointment through the sole agent, Savills.

Rates

The rateable valuation of the property is €87,500.
The rates payable for 2024 were €18,987.50.

BER

BER D1

BER no. 800993388
Energy performance indicator: 418.74 kWh/m²/yr 1.7

Price

On Application

CONTACTS

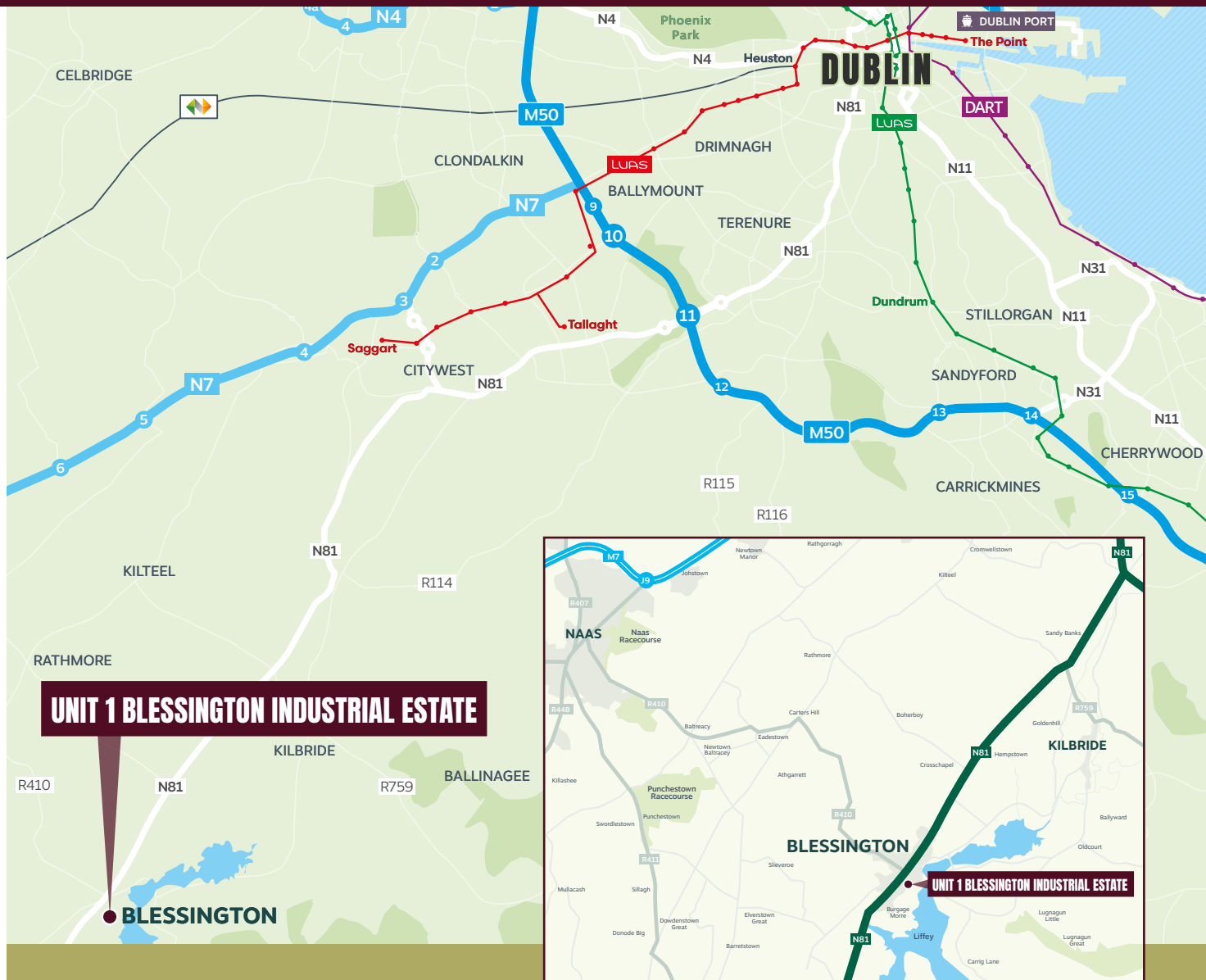
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PROPERTY MISREPRESENTATION ACT

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