

# For Sale

## Delahasey Cross Roads, Naul Road, Balbriggan, Co. Dublin

**Sherry  
FitzGerald**  
Cumisky



**Industrial Units & Yard For Sale**  
c. 1.356 Acres / 0.549 Ha. approx.

### Property Highlights

- Just off the M1 – convenient to Dublin City, Airport, M50 etc.
- Prominent location – good road frontage.
- Site measuring approx. – c. 0.55 HA (1.35 Acres)
- Part concrete but mainly hard core yard area.
- Offices c. 83.2 sq. mt. (c.900 sq. ft.) needs attention.
- Warehouse c.465 sq. mt. (c.5000 s. ft.) needs attention.
- Asking Price €475,000.

### Contact

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## Description

These premises are very well located just off the M1 motorway, within easy access of Dublin City, The Port Tunnel, M50 road network, Dublin Airport and with motorway access to Belfast. The premises are suited for a wide range of uses and are sold with the benefit of a pre '63 statutory declaration, from 1991, as a garage storage/workshop.

## Warehouse

c. 465 sq. m (5,000 sq. ft.) with 16 ft. eaves, dust proof floor, inspection pit, mezzanine area, toilet area & loading doors to concrete yard. Requires refurbishment.

## Office Area

c. 83.2 sq. m (900 sq. ft.) Comprising a recreation area, four good sized offices and separate toilet facilities - requires refurbishment.

## Outside

Outside there is a good sized yard that is generally hard cored. The total site area is approx. 1.356 Acres / 0.549 Ha with a concrete area around the building.

## Services

Mains electricity (single & 3 phase), water & telephone are available to the buildings, sewage is by septic tank. No warranty is given regarding condition or connection for any service.

## Measurements

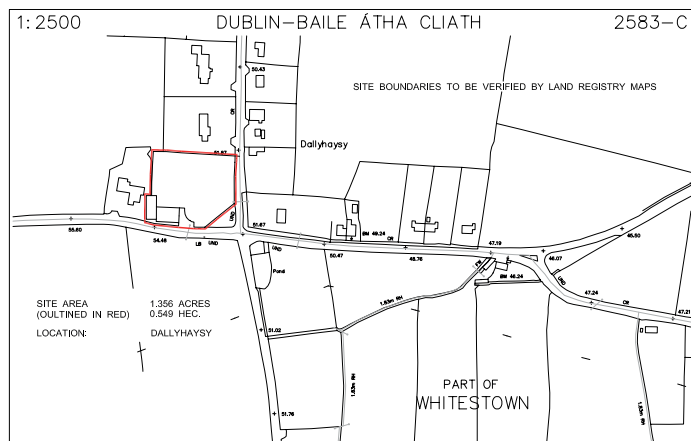
Measurements are provided for information only, not to be relied on, intending purchasers must complete their own measured survey.

## Rates

2019 were in the order of €7,000.

## Viewing

Viewing Strictly By Prior Appointment Only



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