

# FOR SALE (ONE OR MORE LOTS)

## Kingswood Business Park

Baldonnell Road Lower, Dublin 22

### Key Benefits

- Exceptional development opportunity extending to 4.85 ha (11.98 acres).
- Fully serviced lands available in one or more lots.
- Positive planning history.
- Potential for higher value uses.
- Strategic location within an established business environment.
- High demand corridor.

### Contact

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### Location

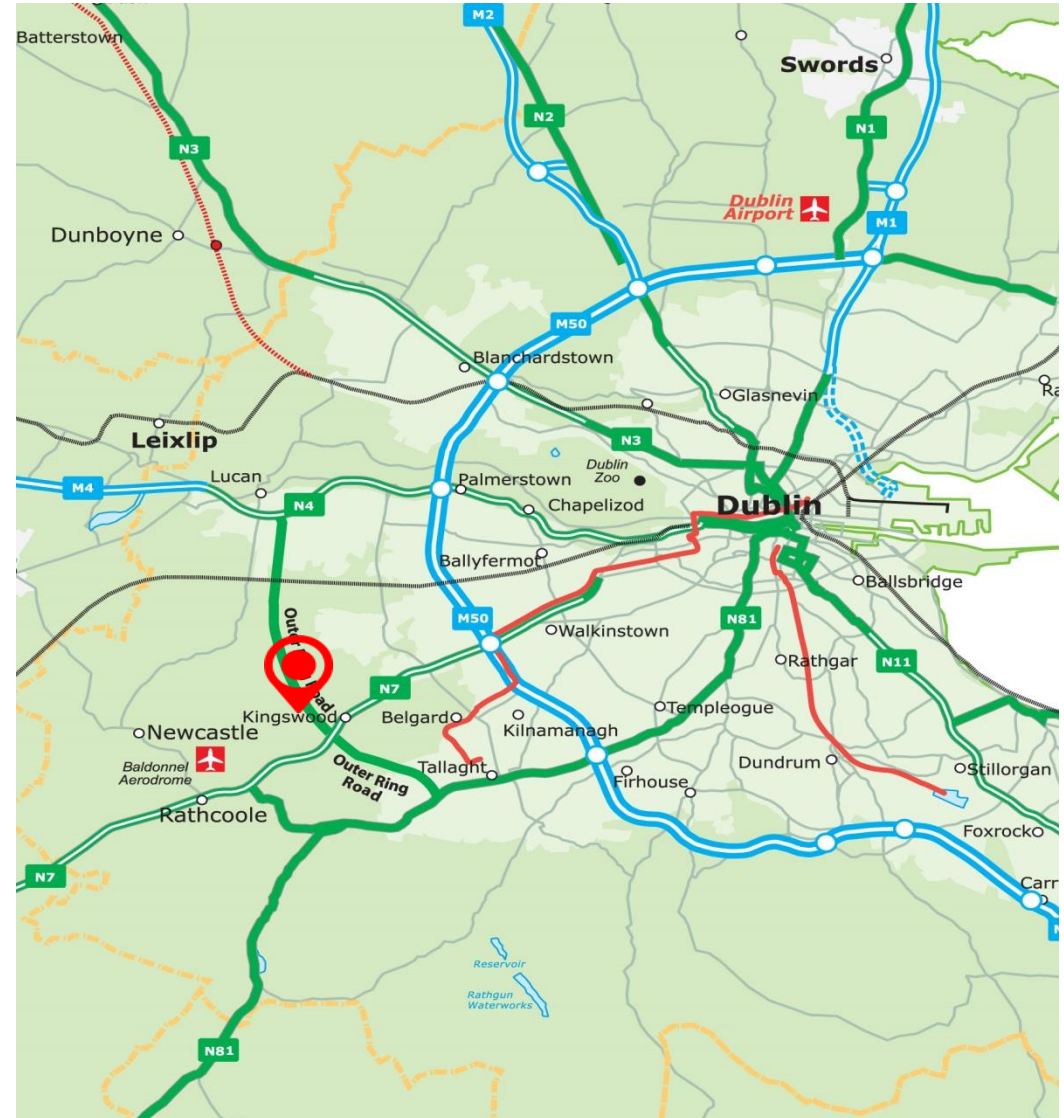
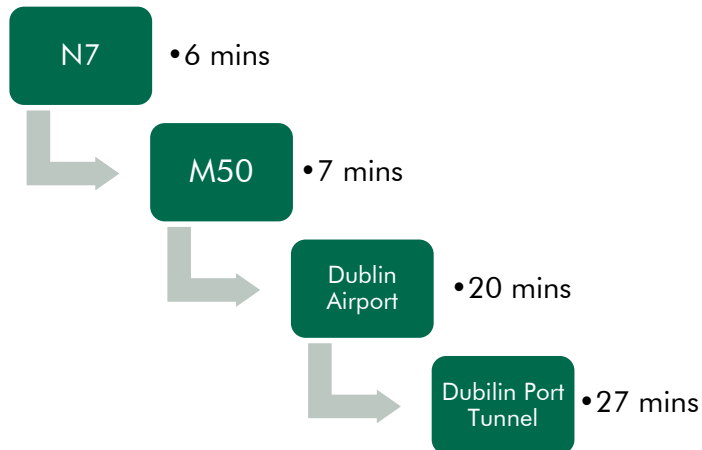
Easily accessible location situated on the Outer Relief Road at the Naas Road/Kingswood Interchange.

Strategically situated to allow rapid access to the M50 motorway which provides access to all national arterial routes from Dublin.

Kingswood Business Park is at present a successfully established business location. The park is surrounded by some of the world's leading business campuses such as Grange Castle Business Park and Citywest Business Campus.

This business hub has seen extensive growth in recent years hosting many global leaders in the Pharmaceutical, Technology and Manufacturing sectors.

Occupiers in this area include Microsoft, Google, PlanNet 21, Xilinx, Sanofi, Pfizer, Shire Pharmaceuticals and United Drug.



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**Lot 1** The Entire 11.98 Acres (4.85 ha)



**Lot 2** 10 Acres (4.05 ha)



**Lot 3** 1.98 Acres (0.80 ha)

### Description

The subject lands comprises of 4.85 ha (11.98 acres) of industrial zoned land which benefit from positive planning history and offer an exceptional development opportunity along the N7 corridor.

Available in one or more lots within an established and high quality business park.

The lands excellent profile and strategic location offer superb potential for higher value uses subject to planning permission.

High demand corridor, with the N7 (Naas Road) accounting for approx. 40% of all industrial transactions in 2016.

### Lot 2 – Planning History

#### 2007 – Planning Granted

17 new light industrial/warehouse units with a total gross internal area of 5,688sqm of which 1,065 sq. m was ancillary office space, 170 car parking spaces, estate roads, landscaping, drainage, ESB sub station and associated site works.

#### 2012 – Planning Granted

(1) Construction of new single storey shop building comprising retail area with ancillary off-licence, food bar area, console, seating area, storage room, office and toilets. (2) Construction of a new forecourt with 6 no. pump islands and canopy area. (3) Installation of 1 no. car wash facility and a single storey car wash recycling equipment building. (4) Installation of 4 no. 40000L underground fuel tanks.

### Lot 3 – Planning History

#### 2009 – Planning Granted

Single storey car testing facility, total gross internal area 854 sq. m comprising of 662sq. m inspection bay and 192sq. m ancillary accommodation. Comprising staff toilets, lockers and canteen, administration and public reception / waiting area and 31 car parking spaces.



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### Zoning

**Zoning Objective "EE"** To provide for enterprise and employment related uses

### Permitted in Principal

Abattoir, Advertisements and Advertising Structures, Boarding Kennels, Enterprise Centre, Fuel Depot, Heavy Vehicle Park, Home Based Economic Activities, Industry-General, Industry-Light, Industry-Special, Office-Based Industry, Office less than 100 sq. m, Open Space, Petrol Station, Public Services, Recycling Facility, Refuse Transfer Station, Science and Technology Based Enterprises, Scrap Yard, Service Garage, Shop-Local, Transport Depot, Traveller Accommodation, Warehousing, Wholesale Outlet.

### Open for Consideration

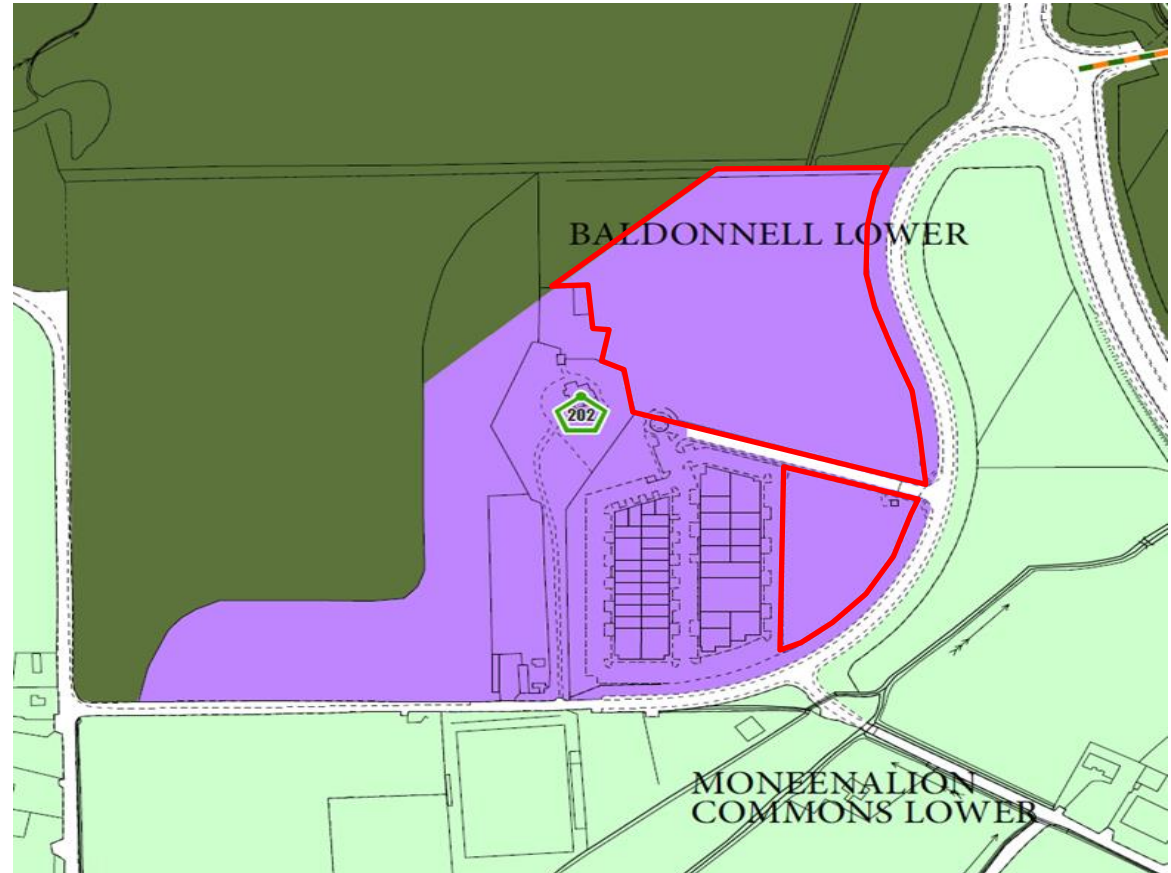
Agriculture, Allotments, Car Park, Childcare Facilities, Concrete/Asphalt Plant in or adjacent to a Quarry, Garden Centre, Hotel/Hostel, Industry-Extractive, Motor Sales Outlet, Nightclub, Offices 100 sq. m - 1,000 sq. m, Offices over 1,000 sq. m, Public House, Refuse Landfill/Tip, Restaurant/Café, Retail Warehouse, Social Club, Sports Club/Facility, Stadium, Veterinary Surgery.

### Fully Services Sites

Fully serviced sites with existing internal roads and services infrastructure in place.

### Title

We understand the lands are held freehold.



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