



For Sale

Mixed Use Office / Industrial Site with large yard

- Mixed use office / industrial site extending to 2.27 acres with excellent profile to the N3 - Navan Road
- Modern, 3 storey office premises extending to 13,249 sq ft on approx. 0.91 acres
- Office / Warehousing facility extending to 9,493 sq ft with ancillary hard core yard space on approx. 1.36 acres

Birmayne House

Navan Road, Dublin, D15 A078

22,742 sq ft

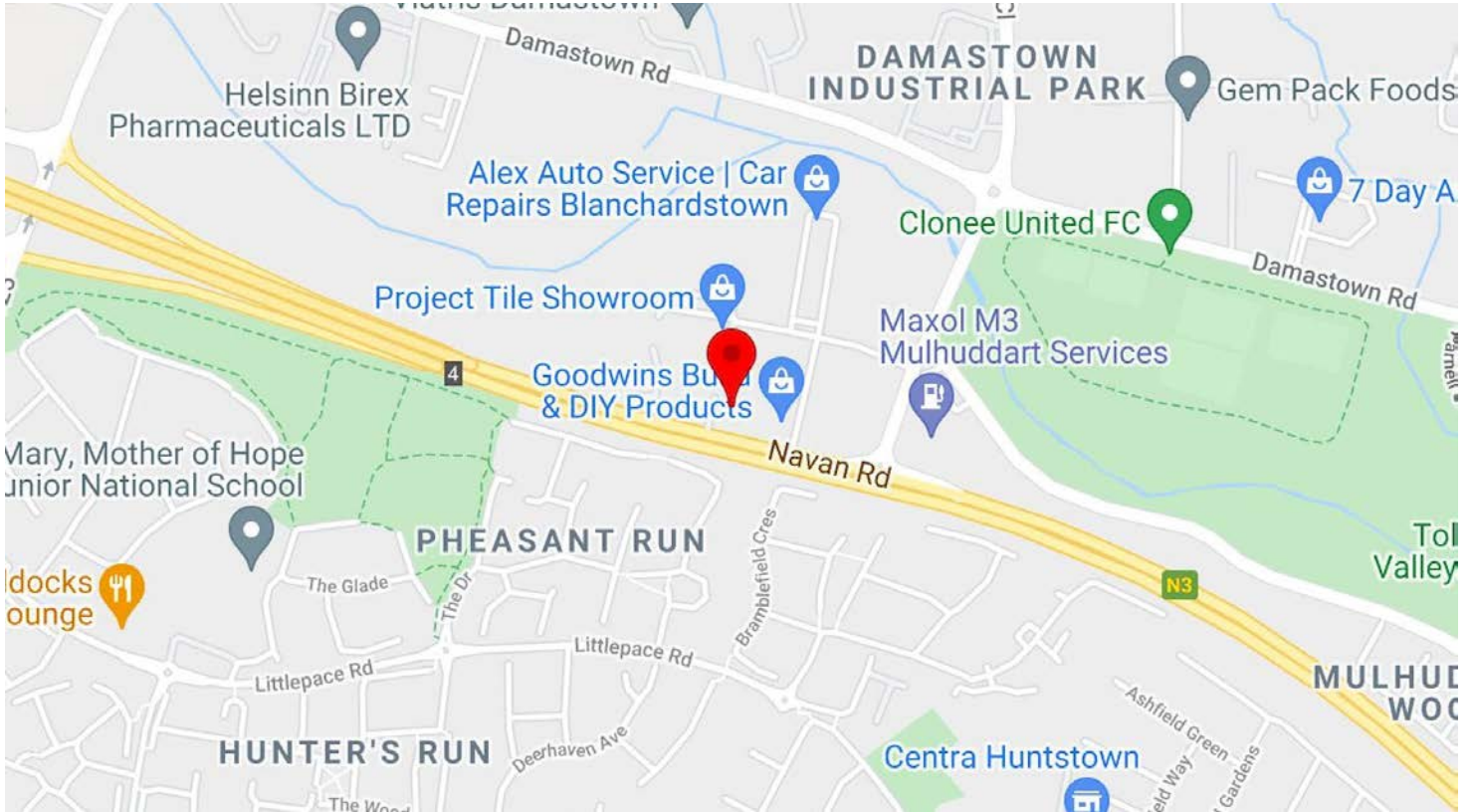
2,112.80 sq m

Reference: #80382

BER C3

Birmayne House

Navan Road, Dublin, D15 A078



Location

The property is situated in a high profile location, on the northern side of the N3, with approximately 80m of road frontage. The site can be accessed directly from the N3 (inbound) with alternative access available to the rear, which is accessed by way of the slip road for the M3 Mulhuddart Service Station. The M50 Motorway is situated approximately 3km to the east and provides access to all national transportation routes as well as to Dublin Airport and Dublin Port.

Specification

Birmayne House comprises of a modern, 3 storey office premises, which is of concrete block construction rendered in red brick with a slate covered mansard style roof with double glazed windows throughout. The office layout is predominantly open plan on each floor with some cellularised offices, a feature reception is located at ground floor level. Externally, there is capacity to accommodate approx. 40 cars in the dedicated car park.

To the rear, is a detached office / industrial premises which is of steel portal frame construction, with concrete block infill walls supporting a pitched metal deck roof. The warehouse has direct access to the extensive rear yard, which is hard cored and extends to approx. 1.2 acres, on a standalone basis.

Accommodation

The accommodation comprises of the following

Description	sq ft	sq m
Birmayne House (3 Storey)	13,249	1,230.87
Office / Industrial	9,493	881.93
Total	22,742	2,112.80

Birmayne House

Navan Road, Dublin, D15 A078



Terms

For Sale by Private Treaty with vacant possession

Viewings

Strictly by prior appointment with the sole agent

Quoting Price

On Application

BER Rating

BER: C3

BER No: 800808289

EPI: 265.1 kWh/m²/yr

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