

For Sale

Lands at Ballycoolin Road, Ballycoolin, Dublin 11

- 4.04 hectares (10 acres)
- Established business location close to N3/M50 interchange
- Zoned ST to allow for: light industrial, logistics, offices, recycling facilities, cafe/restaurant
- Frontage onto the Ballycoolin Road of approximately 200 metres



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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

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SERVICES

Capital Markets | Advisory | Office Agency | Retail Agency | Industrial Agency | Project Management | Property Management | Occupier Services | Research & Consultancy

LOCATION

- The site is strategically located approximately 5km from the interchange of the M50 motorway with both the M2 motorway and the N3 (Navan Road) in close proximity
- Proximity to the M50 provides rapid motorway access to all the main arterial routes from the city along with Dublin Airport, Dublin Port Tunnel and the proposed M2/N3 link road.
- Upgrading of the Cappagh and Ballycoolin roads along with the proposed Metro west route will dramatically improve accessibility to the area

DESCRIPTION

- The property comprises a regular shaped commercial site extending to approximately 4.04 hectares (10 acres)
- The property is bound to the south by the Ballycoolin Road
- The site is levelled and we understand that all mains services are available in the immediate area
- The property is zoned under objective ST "to facilitate opportunities for science and technology based employment" in the current Fingal County Council Development Plan 2005 - 2011 which includes use for light industry, logistics, offices, recycling facilities, cafe/restaurant

ACCOMMODATION

Site	4.04 hectares
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All intending purchasers are specifically advised to verify site areas and undertake their own due diligence

SERVICES

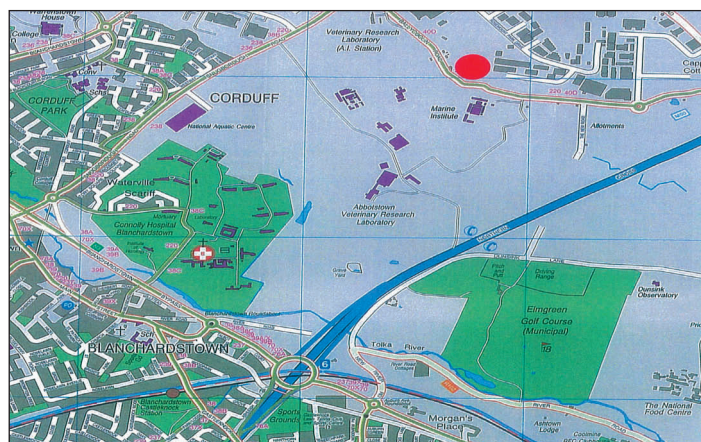
We understand that all mains services are available to the lands

PRICE

On Application

VIEWING

Strictly by Prior Appointment



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