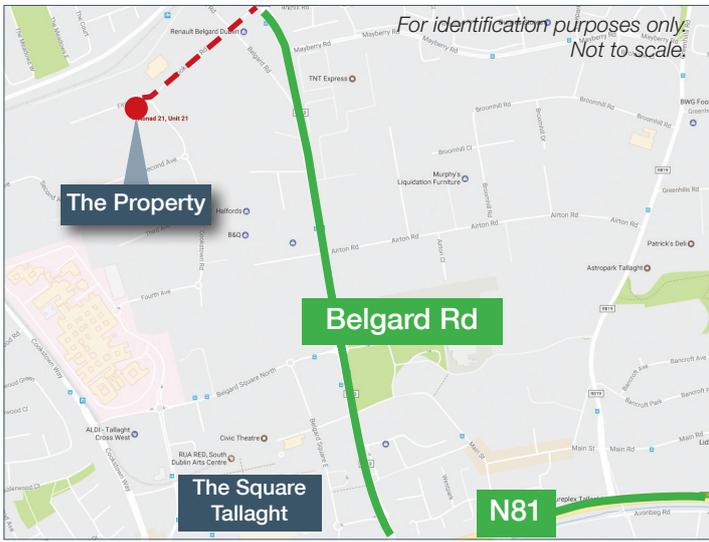


To Let in One or More Lots

Units at 21 First Avenue,
Cookstown Industrial Estate, Dublin 24



- Includes a mix of semi-detached and terraced industrial units totalling approx. 5,233 sq.m. (56,327 sq.ft.) with units ranging in size from approx. 216 sq.m. to 2,978 sq.m.
- Situated on prominent corner site of approx. 0.82 hectares (2.03 acres) at junction of Cookstown Road and First Avenue in Cookstown Industrial Estate.
- Clear internal heights arranging from approx. 4.9m-10.7m and loading provisions via ground level roller shutter doors



Location

Cookstown Industrial Estate is situated on the western side of Belgard Road approximately 1.3kms north of Tallaght town centre and 1.5kms south of Newlands Cross. The property is situated approx. 2 kms southwest of J10 on the M50 motorway which provides rapid motorway access to all of the main arterial routes to and from Dublin. The estate is on the northern boundary of Tallaght Hospital. The area is well served by a number of public bus routes and the LUAS Red Line stops at Belgard and Cookstown are within walking distance of the property.

Description

Warehouse 1

- Semi-detached industrial unit
- Metal frame construction
- Asbestos roof incorporating translucent panels
- Concrete block walls
- Clear internal height approx. 4.9 metres
- Concrete floor
- 3 ground level roller shutter doors
- 2 concertina style doors

Warehouse 2

- Modern semi-detached industrial unit
- Metal frame construction
- Insulated metal deck roof incorporating translucent panels
- A mix of concrete block walls to a height of approx. 2m
- Clear internal height approx. 10.7 metres
- Sealed concrete floor

- 4 ground level roller shutter doors
- High bay sodium lighting

Offices

- Painted and plastered walls
- Suspended ceilings with recessed fluorescent lights
- Gas fired central heating
- Perimeter trunking & wall mounted sockets
- Wooden and carpeted floors
- Aluminium windows
- Toilets
- Canteen/ tea stations

Accommodation

Approx. gross external floor areas
Intending tenants must satisfy themselves as to the accuracy of the floor areas referred to throughout this brochure.

Services

We understand that all mains services including 3 phase power are provided and connected to the properties.

Rates

TBC

Service Charge

The 2018 service charge budget for the properties is TBC.

Inspections

All inspections are strictly by appointment through Savills.

Rent

On application

BER Details

BER Numbers: Available upon request
Energy Performance Indicators: Available upon request

Unit No.	Warehouse (sq.m.)	Office/Showroom (sq.m.)	Total (sq. m.)
Warehouse 1	1,729	1,249	2,978
Warehouse 2	1,258	534	1,792
Units 3&4	216	N/A	216
Units 5&6	247	N/A	247
Total	3,450	1,783	5,233

Further Information

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Dublin 2

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savills.ie

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