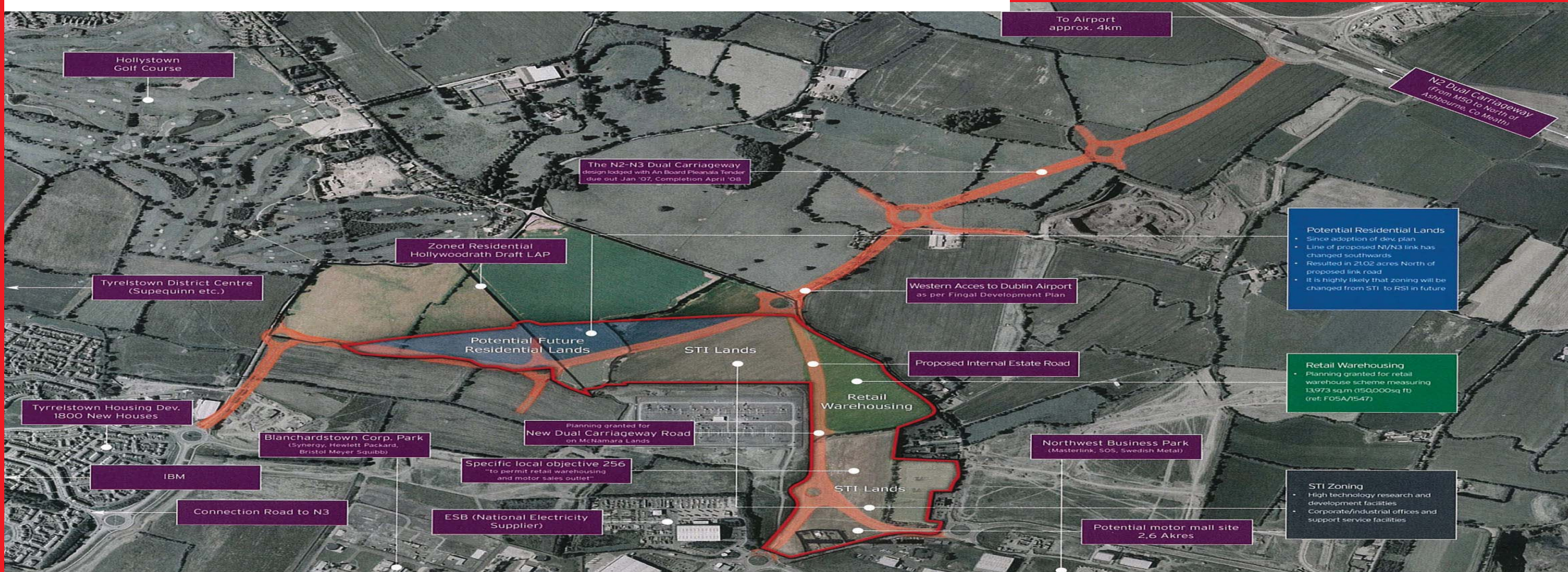


# Industrial Zoned Land or New High Quality Industrial/Distribution Buildings

## FOR SALE / TO LET FROM 2 ACRES



## Hollystown, Ballycoolin, Dublin 15

- Serviced Sites and Design & Build Options
- Excellent Northwest Dublin Location
- Established Commerical area
- Quick access to N2/N3
- Zoned GE "General Employment"
- Available Now

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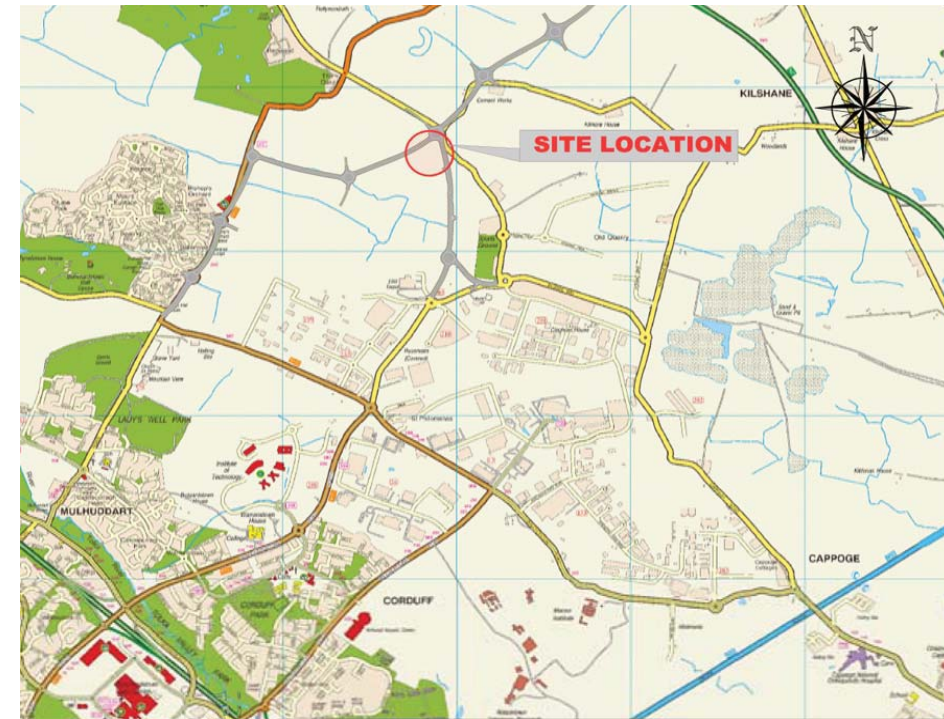


01 673 1600

# Hollystown, Ballycoolin, Dublin 15

## Location

- Strategic north west Dublin location with excellent access to the M50 motorway and all main arterial routes around Dublin.
- Readily accessible to the Port Tunnel and just minutes from Dublin International Airport.
- The proximity to the M50 makes for easy and rapid access to arterial routes around Dublin City.
- The M50 is accessed via a choice of options, the closest being Junctions 5 (N2) or 6 (N3)
- The new link road between the N2 and N3 provides a direct dual carriageway link from Ballycoolin to Dublin Airport.
- Hollystown is connected to the Blanchardstown Shopping Centre via the Blanchardstown Road North (R121). The site is just 1.6km from a range of excellent amenities and facilities located within and around Blanchardstown Shopping Centre.



## Description / Specification

- Hollystown Business Park consists of approximately 53 acres set out in 3 parcels providing zoned and serviced sites
- Phase I provides a total of approximately 20 acres to provide for 7 separate sites in a range of sizes from 2.3 acres upwards
- Design and Build options can be catered for on a "to suit" basis starting at 20,000 sq ft. Specific user requirements such as office content, building height, layout and marshalling/yard areas can be designed and developed on a subject to planning basis.

## Land Use Zoning

- The Lands are zoned GE "General Employment" under the Fingal Development Plan 2011 - 2017.
- Phase Uses permitted in Principle include Industry General, Industry Light, Logistics, Petrol Station, Teleservices, Road Transport Depot, Warehousing, Waste Disposal & Recovery Facility (low impact).

## Phase 1 Layout

Site 1 - 3 Acres

Site 2 - 5 Acres

Site 3 - 3 Acres

Site 4 - 2 Acres

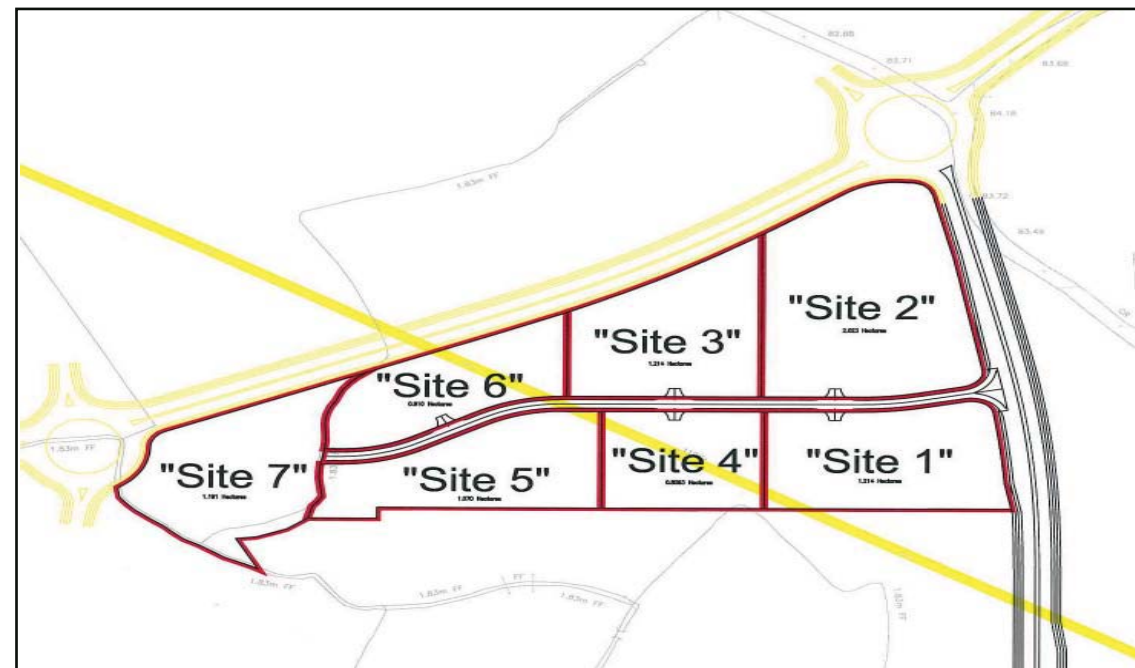
Site 5 - 2.64 Acres

Site 6 - 2.26 Acres

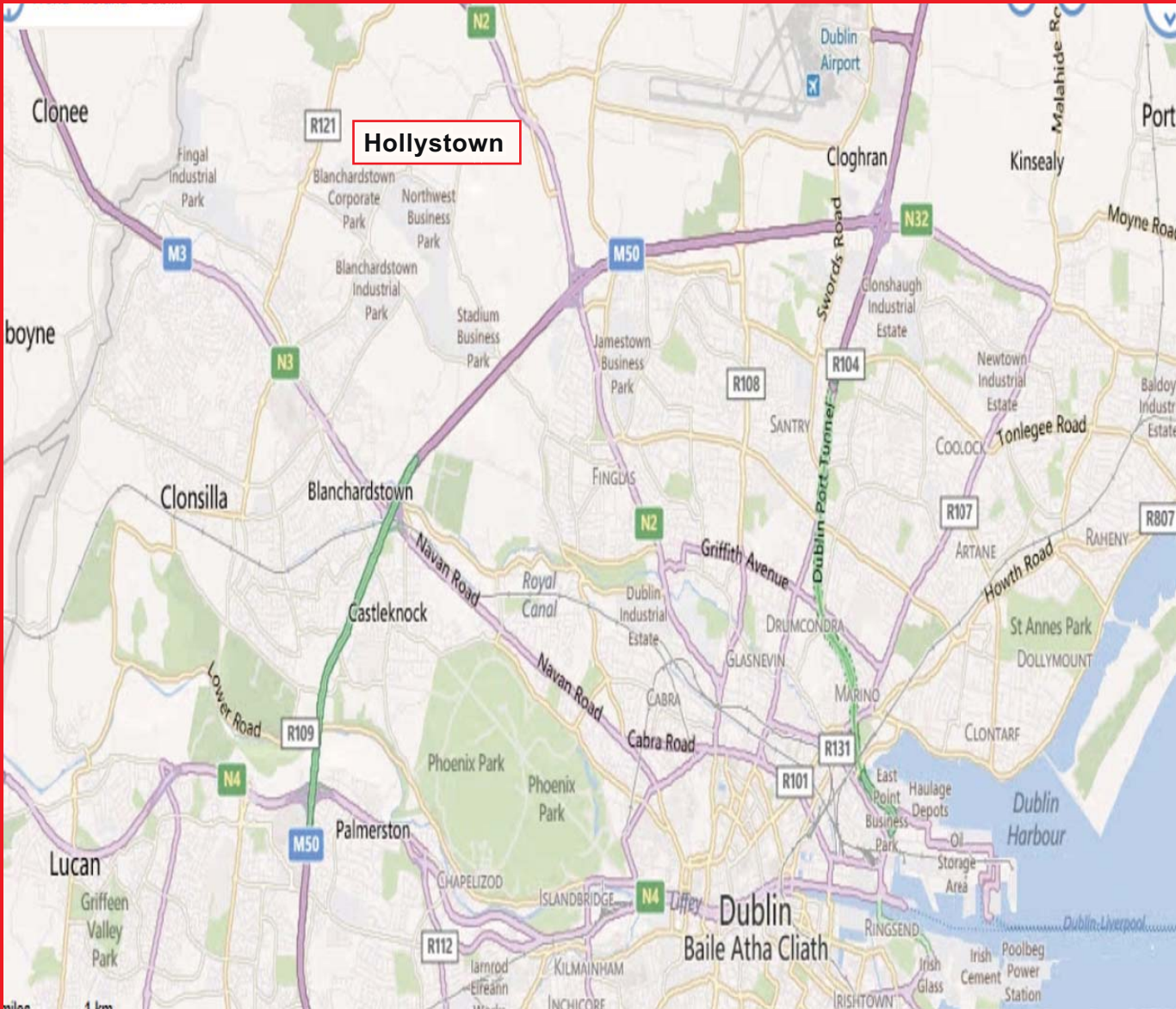
Site 7 - 2.94 Acres



Generic 10,000 M<sup>2</sup> Layout



Site Layout Phase I



### Services

- All main services including 3 phase power and mains gas available
- Broadband Available
- Specific User needs can be catered for

### Terms

For Sale with vacant possession or To Let

### Viewing

Strictly by appointment through the sole agents

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