



1-4 Church Lane, Santry, Dublin 9

- Refurbishment / Development Opportunity
- 4 Buildings extending to c. 15,230 sq. ft. (c. 1,415 sq. m)
- c. 0.564 acres
- Vacant Possession
- High Profile Corner



**QUINN
AGNEW**

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www.quinnagnew.ie

**FOR
SALE**

LOCATION

Located on Church Lane, at the junction of Swords Road and Santry Avenue occupying a prime corner site with c. 27m to Swords Road.

Loading access is provided via Church Lane

The surrounding area is predominantly residential with the exception of the neighbourhood parade on Old Santry Road. Saint Pappans Church is to the rear of the property while Chadwicks is located across the road.

The area has seen significant residential development recently with newly established heights.

Direct access is available to the M50 (Junction 2) via Coolock Lane/M1 offering easy access to the City Centre and the national primary road network.

The area is well served by public transport and Omni Shopping Centre is close by.

DESCRIPTION

The property comprises 4 industrial units extending to c. 15,230 sq. ft. (c. 1,415 sq. m.) on a site of c. 0.564 acres with offices in the units. Street parking is provided in the yard to the front of the warehouses.

The complex is made up of 4 warehouse units which all require refurbishment, one of the units is fire damaged.

This property offers an excellent asset development opportunity.

ZONING

The site is zoned Z1 "sustainable residential neighbourhood" under the Dublin City Development Plan 2022-2028.

PERMISSIBLE USES

Assisted living/retirement home, buildings for the health, safety and welfare of the public, childcare facility, community facility, cultural/recreational building and uses, delicatessen, education, embassy residential, enterprise centre, halting site, home-based economic activity, medical and related consultants, open space, place of public worship, public service installation, residential, shop (local), sports facility, training centre.

The Gross External Area of the warehouses are as follows;

ACCOMMODATION

GEA	Sq. m	Sq. ft
Unit 1	474	5,192
Unit 2	315	3,390
Unit 3	140	1,507
Unit 4	486	5,231
Total	1,415	15,230

All intending purchasers are specifically advised to verify the floor areas and to undertake their own due diligence.

TITLE

Freehold.

Unit 1-2:  No. 800629172.
EPI: 410.55 kWh/m²/yr

Unit 3:  No. 800629180.
EPI: 245.7 kWh/m²/yr

Unit 4:  No. 800189078.
EPI: 433.93 kWh/m²/yr

OS MAP

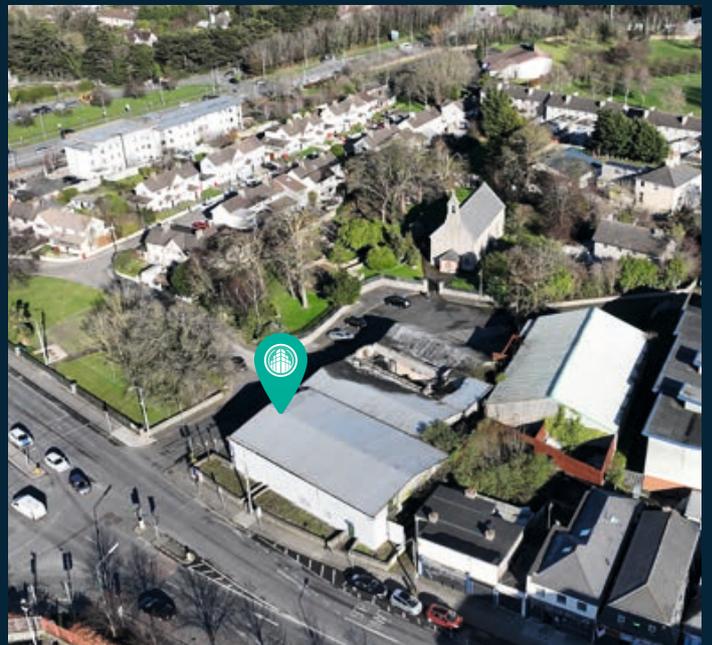




Side View of Unit 3 & 4



Side View of Unit 1 & 2





View from Swords Road Junction

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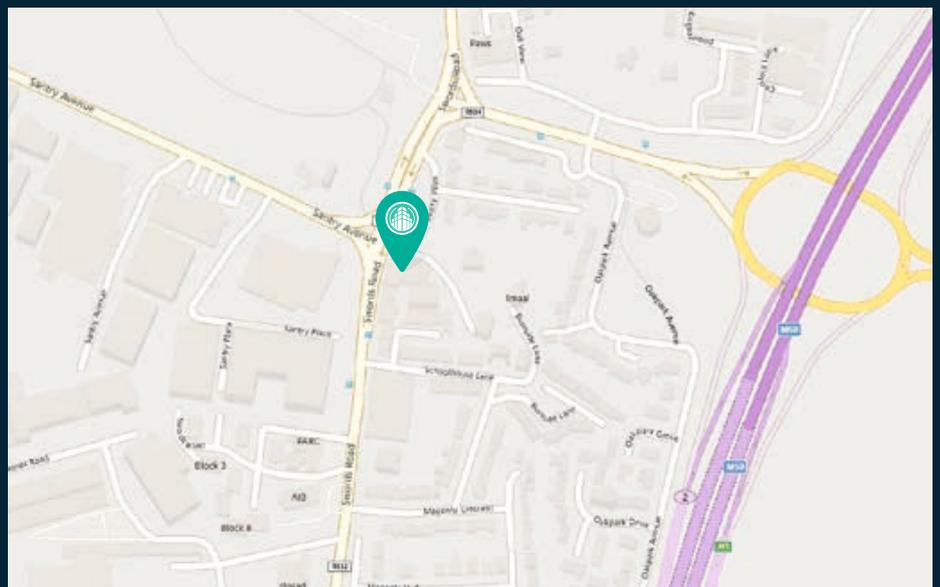
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