

STORAGE FACILITY OPPORTUNITY

1 – 3 MALAHIDE ROAD, COOLOCK,



UNIQUE OPPORTUNITY TO ESTABLISH STORAGE FACILITY IN HIGH PROFILE DUBLIN LOCATION

ACCOMMODATION AVAILABLE – TO LET

LOCATION

The subject property is located on the Malahide Road close to its junction with Greencastle Road in Coolock, Dublin 17. Coolock is a long established industrial location with the Malahide Road Industrial Park situated to the rear of the property. Both the M1 & M50 motorways are within easy reach via Oscar Traynor Road and the N32 providing access to all major arterial routes.

DESCRIPTION

The property comprises a detached distribution facility located on a site extending to approximately 4.83 acres (1.95 hectares) with ample car parking.

Crown Paints have agreed to lease approximately 40,000 sq.ft in the facility leaving approximately 65,000 sq.ft available to lease.

The warehouse is accessed by various types of industrial doors including half height roller shutter doors, folding steel shutter door, grade loading roller doors and motion sensor roller doors. Loading access is excellent with the facility befitting from a large marshalling yard to the side with a large turning circle.

The warehouse element is of concrete portal frame construction with an asbestos roof in part and a metal deck roof over the remaining. The warehouse benefits from a concrete floor with a power floated finish and clear internal height of between 6.85m and 7.2m. Also, the warehouse is fitted with Mark Fohn oil burners and motion sensor fluorescent tube lighting.



Floors	Size per Sq. Ft	Size per Sq. mt	Quoting Rent per Sq. ft	Quoting Rent per Sq. m	Rates per Sq. ft.	Rates per Sq. mt.
Vacant Area	65,000 sq.ft	6,039 Sq.mt	€7	€75.35	€TBC	€ TBC
Crown Paints	40,000 sq. ft	3,716.12 Sq. mt	N/A	N/A	N/A	N/A

Lease: New lease available

Car Spaces: The property provides ample car parking

Viewings: All viewings are strictly by appointment through the letting agents

Agents:	Tel:	Mobile:	Email:
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