

FOR SALE

Tenant not affected

aws

verizon

SolarSmart

Gist

Willsborough Industrial Estate

Clonshaugh, Dublin 17

Industrial Investment Opportunity

Detached warehouse extending to approx. 2,723 sq. m (29,310 sq. ft) on a secure site of 2.2 acres.

KEY HIGHLIGHTS

Quality detached warehouse extending to approx. 2,723 sq. m (29,310 sq. ft) with a clear internal height of approx. 7.6m.

Benefits from 3 no. dock levellers with tailgate loading and 1 no. ground level roller shutter on a site of approx. 2.2 acres.

Immediate access to the M1/M50 and within close proximity to Dublin Airport and Port Tunnel.

Willsborough Industrial Estate Clonshaugh, Dublin 17

Detached warehouse extending to approx. 2,723 sq. m (29,310 sq. ft.) on a secure site of 2.2 acres.

M50
(South)

← Port Tunnel

Willsborough Industrial Estate
Clonshaugh, Dublin 17

Description

Warehouse

- Detached, single span warehouse totalling 2,723 sq. m. (29,310 sq. ft.) on a secure 2.2-acre site.
- Steel portal frame construction.
- Metal deck roof incorporating translucent roof panels.
- High bay sodium lighting.
- Reinforced concrete floor with power floated finish.
- 3 no. dock levellers with tailgate loading and 1 no. ground level roller shutter door.
- Clear internal height approx. 7.6 meters.

Offices

- Two storey offices to the front elevation.
- Painted and plastered walls.
- Suspended ceilings with recessed lighting.
- Carpet tile floor coverings.
- Perimeter trunking.
- Toilet & canteen facilities.

Schedule of Accommodation

| Accommodation | Sq. M. | Sq. Ft. |
|---------------|--------------|---------------|
| Warehouse | 2,106 | 22,669 |
| Offices | 563 | 6,060 |
| Ancillary | 54 | 581 |
| Total | 2,723 | 29,310 |

Intending purchasers must satisfy themselves as to the accuracy of the measurements and information provide above.

Tenancy Schedule

- The property is currently let to a blue chip company on a 4-year lease extension from 1 May 2023 to April 2027.
- Full Repair and Insuring Lease, subject to a Schedule of Condition dated 2 March 2023.
- Current passing rent of €238,000 per annum exclusive of all other outgoings.
- The tenant has signed a Deed of Renunciation waiving their renewal rights at the end of the Term.

Willsborough Industrial Estate Clonshaugh, Dublin 17

Location

The property is strategically located within the well-established Willsborough Industrial Estate, with access provided via the IDA Clonshaugh Business & Technology Park. This established estate is a high-quality, professionally managed development, offering a secure and landscaped environment ideally suited to modern business needs.

The location benefits from excellent connectivity, situated approximately 1.5 km north-east of the Port Tunnel, 5 km south of Dublin Airport, 3 km south-east of the M1/M50 interchange, and just 5 km north of Dublin City Centre.

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Drive Times

| | Distance | Time |
|----------------|----------|--------|
| M1/M50 | 2.6km | 5mins |
| Port Tunnel | 6km | 10mins |
| Dublin Airport | 7.4km | 10mins |
| Dublin Port | 8.6km | 15mins |

Further Information

Inspections

All inspections are strictly by appointment through the sole agent, Savills.

Rates

The rateable valuation of the property is €136,700.
The rates payable for 2025 are €38,549.40.

Service Charge

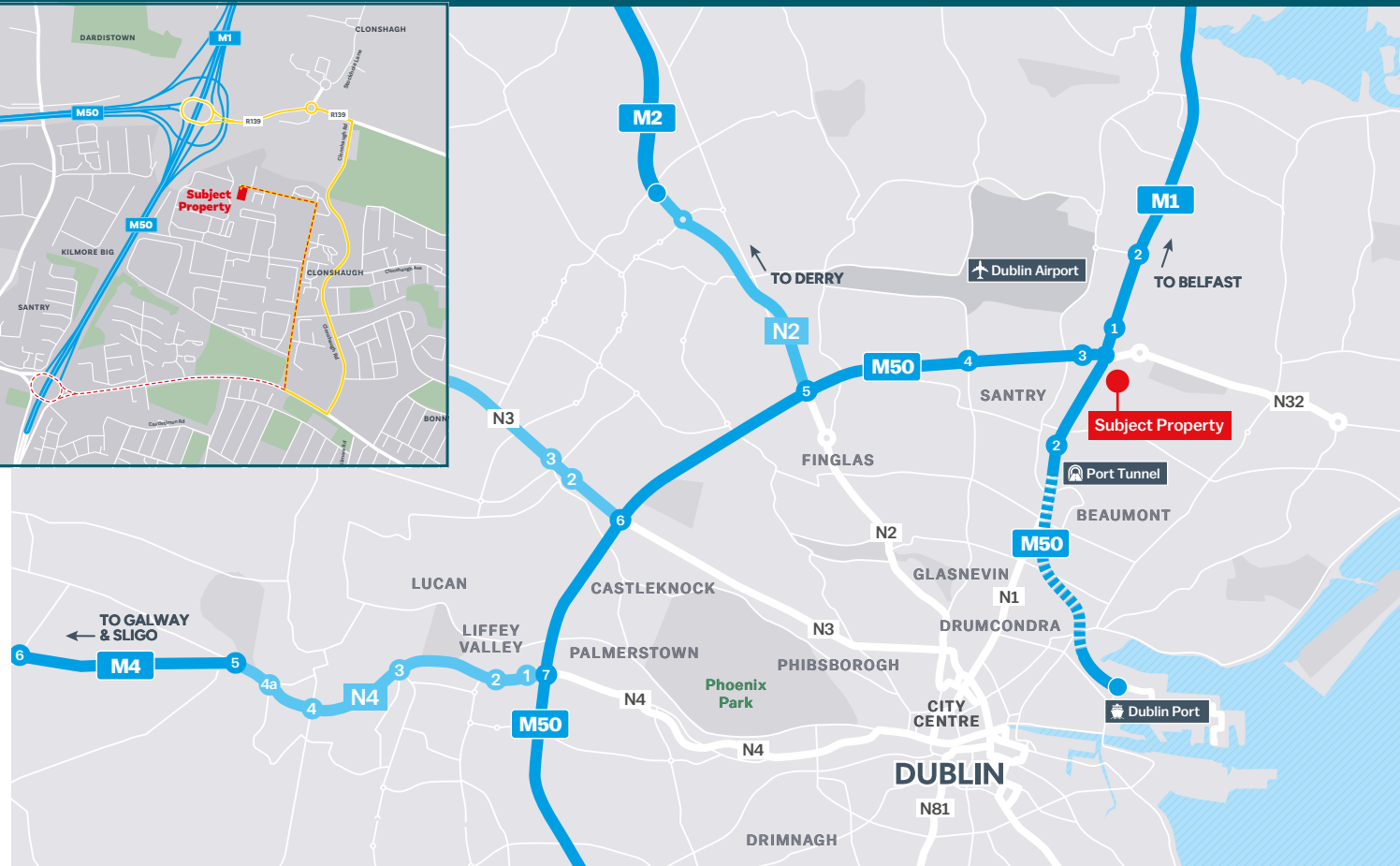
The service charge budget for 2025 is €10,380.38.

BER

C2.

Price

On Application.



Contacts

For further information or to arrange a viewing please contact:

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