

FOR SALE / TO LET

**Falcon House, Ballough Cross,
Lusk, Co. Dublin**

**CUSHMAN &
WAKEFIELD**
COMMERCIAL PARTNER OF SHERRY FITZGERALD



**Detached Industrial Facility on a Self-Contained Site
3,875 sq m (41,710 sq ft)**

Property Highlights

- Manufacturing/ distribution facility of approx. 3,875 sq m (41,710 sq ft)
- Located approximately 4 minutes from Junction 5 of the M1.
- Substantial site area approximately 2.88 ha. / 5.16 acres with an additional 0.45 ha/ 1.11 acres of agricultural land.
- Two storey office accommodation to the south elevation with ancillary offices and staff facilities.
- Loading access provided via two dock level loading doors and nine roller shutter doors.
- Clear internal eaves height of 6.1 m.
- Excellent scope to extend building footprint (S.P.P).

Contact

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The Location

The building is located a Ballough Cross, Lusk Co. Dublin. Lusk is a commuter town located between Junctions 4 and 5 of the M1. The property itself is located approximately 4 minutes from Junction 5 of the M1 motorway.

This location offers excellent transport links situated in close proximity to one of Ireland's busiest thoroughfare, connecting the two major cities of Belfast and Dublin as well as providing access to numerous major regional centres on both sides of the border in between. Belfast City is located 90 km north of the property with the major towns of Drogheda (26 km), Dundalk (60 km) and Newry (83 km) also easily accessible.

The property is located 15 km from Dublin International Airport and 23 km from Dublin Port Tunnel. In terms of travel times to each of these main transport hubs, distribution vehicles will not have to contest with the congested M50 motorway to provide with distribution of exports and as such reducing travel costs and timings.

Description

The property provides for a detached warehouse facility extending to approx. 3,875 sq m (41,710 sq ft) incorporating 484 sq m (5,210 sq ft) of two storey office accommodation. The property is situated on a site area of approx. 2.88 ha. / 5.16 acres. A separate parcel of land extending to 0.45 ha / 1.11 acres is included. It is a regular shaped site and currently zoned agricultural.

The warehouse element is of steel frame construction under a pitched twin skin metal deck roof including approx. 10% translucent roof panels. The office element is of concrete block construction with red brick façade.

The L shaped warehouse element benefits from sealed concrete floors and a mix of halogen spot and fluorescent strip lighting. Loading access to the facility is provided via nine roller shutter doors and two dock level loading doors. The clear internal eaves height is 6.1 m.



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The ground and first floor office space comprises a combination of open-plan and partitioned offices with concrete floors throughout. Further facilities located within the office area include canteen facilities, storage room, comms rooms and toilets.

An on-site security office is located at the site entrance. The property has the benefit of a large yard to the front and side, which is ideal for circulation and truck parking.

Schedule of Accommodation

Description	sq m	sq ft
Warehouse	3,391	36,500
Ground Floor Office	242	2,605
First Floor Office	242	2,605
Total	3,875	41,710

BER details

BER C2

Ber No. 800543134

Energy Performance Indicator: 255.55 kWh/m²/yr

Rates

€47,952 (2017)

Price

Price on Application

Viewings

View by appointment with the sole agents
Cushman & Wakefield.

