



72 ENTERPRISE CENTRE, LAVERY AVENUE, PARK WEST, DUBLIN 12

COMMERCIAL INVESTMENT OPPORTUNITY

FOR SALE

By Private Treaty

DOUGLAS NEWMAN COO
DNG

Description

Modern Office & Warehouse Unit - c.179 sqm or c.1,926 sq.ft

72 Enterprise Centre is mid terrace commercial unit located in the heart of Park West Business Park, and in close proximity to Nangor Road, N7 Naas Road, 3km of the Red Cow/M50 interchange and c.8km West of Dublin City Centre. The LUAS Red Line is located close by at Kylemore and a number of bus routes to the city centre from the Nangor Road. Other high profile occupiers of the Park West Business Park include, Hyundai, Apex Fire, Elara Ltd, Phloor & ADM Supplies.

Park West was constructed circa 1998 using a steel insulated portal frame construction with infill concrete walls with is a metal roof with Perspex light roof panels and precast concrete floor on the first floor. There is store area on the ground and first floor with offices and showroom, access to the warehouse via an electric roller shutter door to the front of the property. The unit comprises of storage bay on the ground and the first floor laid out as offices and store rooms with own door access from the ground floor. Access from the storage bay to the first floor and roller door to the front of the property.

The unit is currently vacant and is ready for immediate occupation. This is an excellent opportunity for the astute investor to acquire a property in this popular Park West Business Park location where future capital appreciation is very likely.

Features:

- Superb central location in Park West Business Park.
- 2 Designated Car Spaces
- Gas fired central heating
- Significant opportunity for long term capital growth.
- Excellent transport links, literally on the doorstep (including LUAS Red Line services)



TITLE

We understand the property is held freehold.

GUIDE PRICE

€190,000

VAT

Further information is available on request.

BER

E2

SALES AGENTS

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