

For Sale: Guide Price €2,550,000

2.85 Acres in Baldonnell Business Park, Baldonnell, Dublin 22

High Profile Site of approx. 1.15 Ha (2.85 ac.) with road frontage of 61m onto the N7

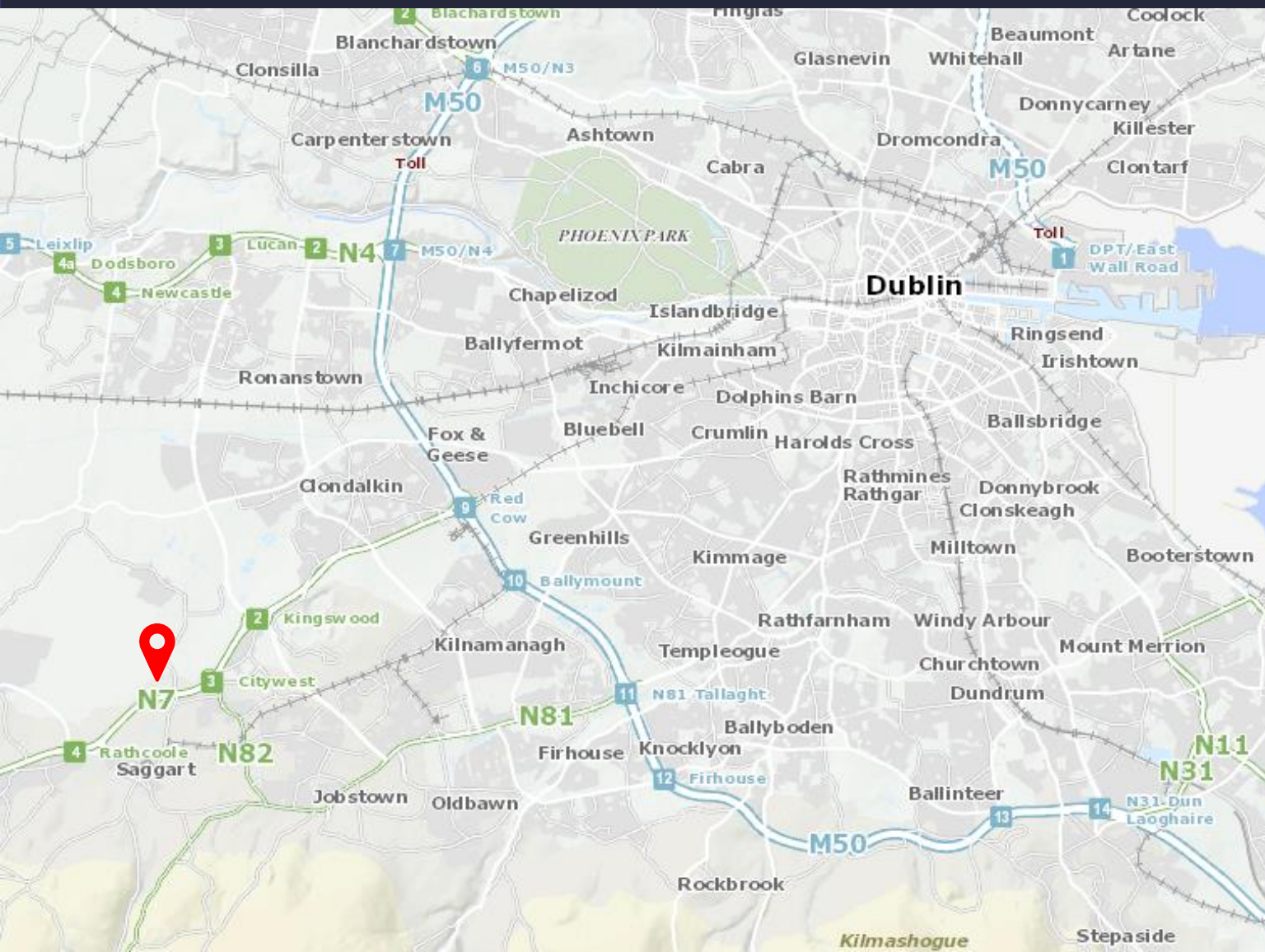


Executive Summary

The subject property comprises an approx. 1.15 ha. (2.85 ac.) site with 61 metres direct frontage onto the Naas Road (N7). The site is serviced and perfectly suited to the development of a showroom or HQ facility (Subject to Planning Permission).

Zoned under Land Use Objective 'EE'. Permitted Uses include; Enterprise Centres, General & Light industry, Office based Industry, Petrol Station, Science and Technology Based Enterprises, Transport Depot, Warehousing and Wholesale Outlets.

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Location

Baldonnell Business Park is a premier development situated in southwest Dublin with an extensive, high profile boundary fronting onto the N7 (Naas Road), the main arterial route linking Dublin with the key provincial cities of Cork, Limerick and Waterford.

Baldonnell Business Park is approx. 15.2 km from Dublin City centre and approx. 6.5 km from junction 9 on the M50.

Notable occupiers in the locality include MJ Flood, NVD, Home Store & More and United Drug amongst others.

Price

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Inspections

All inspections are strictly by appointment through sole agents, Savills.

The Savills logo consists of a yellow square above the word "savills" in a lowercase, sans-serif font.

For further information or to arrange a viewing please contact:

Gavin Butler
01 618 1355
Gavin.Butler@savills.ie
PSRA 002233-002934

Billy Flynn
01 663 4337
Billy.Flynn@savills.ie
PSRA 002233-009501

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