

**UNIT 14/1  
CRAG TERRACE  
CLONDALKIN  
INDUSTRIAL ESTATE  
DUBLIN 22**

**Investment Opportunity**

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**FOR  
SALE**

Tenant not affected

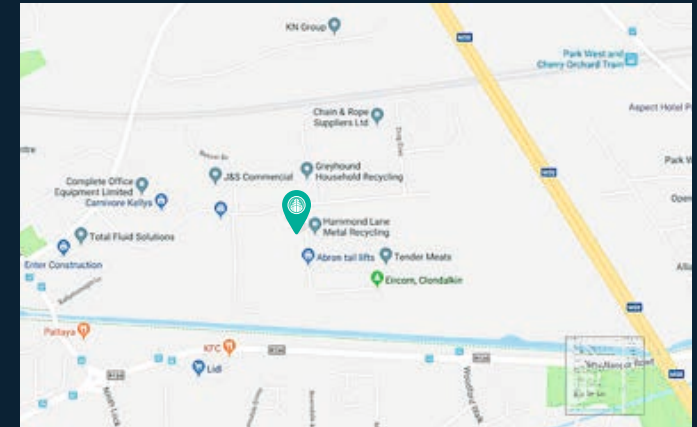
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High profile corner position  
End of terrace warehouse/office  
with side yard  
Let to Abron Limited  
c. 612m<sup>2</sup>  
Income €24,000 per annum



**01 662 3113**  
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## LOCATION

The property is situated in Clondalkin Industrial Estate an established estate located off Cloverhill Road c. 10 km west of Dublin City Centre and 2 km northwest of the Naas Road/M50.

Access to the Naas Road is available via Nangor Road.

Occupiers within the estate include Greyhound Recycling, Total Fluid Solutions and 3 Rock Signs.

## DESCRIPTION

The property comprises an end of terrace light industrial unit of concrete portal frame construction with concrete block infill walls to c. 6 ft. and metal deck over. The roof is double skinned asbestos sheeting with translucent lighting panels supported on steel purlins.

Roller shutter doors are provided to the front and side of the unit. Windows are single glazed aluminium.

Two storey office accommodation is provided with plastered and painted walls, suspended ceiling tiles and part tiled flooring. Toilets are also provided at ground level.

Externally there is a large yard to the side of the property secured with palisade fence. Parking is also provided to the front of the property.

## ACCOMMODATION

The approximately gross external floor areas comprise the following:

	m <sup>2</sup>
<b>Warehouse:</b>	513.8
<b>First floor office:</b>	98.5
<b>Total:</b>	<hr/> 612.3 <hr/>

*All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence.*

## TENANCY

The property is let under a 4 year 9 month lease from 1 May 2016 at a rental of €24,000 per annum to Abron Limited.

There is a tenant only break option on 30th May 2019 subject to 3 months written notice.

Please note, this is an investment sale and the tenant is not affected.

## RATEABLE VALUATION

**RV €19,650**

Rates payable for 2018 c. €3,364.45

## BER RATING



BER No. 800608424

EPI: 905.28kWh/m<sup>2</sup>/yr 2.23



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