



**Lambert
Smith
Hampton**

For Sale/To Let

Industrial Property

01 6760331

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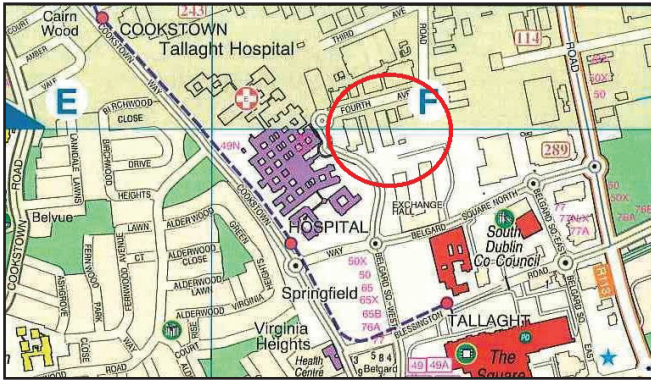
Unit 64, Cookstown Industrial Estate Tallaght, Dublin 24



- **391 sq m (4,212 sq ft)**
- **Mid Terrace Warehouse in Established Location**
- **Within close proximity to Tallaght Town Centre, N7 & M50**

Unit 64, Cookstown Industrial Estate, Tallaght, Dublin 24

Location



O.S. No. AU0000607

The subject property is located within Cookstown Industrial Estate, an established commercial location situated just off the Belgard Road. The estate is situated approximately 9.5 km (5.6 miles) southwest of Dublin city centre and is less than 3 km (1.9 miles) from the M50 Motorway at Junction 10 Ballymount Exit.

Access to the property is via an internal estate road, Fourth Avenue. The estate enjoys excellent accessibility to all main arterial routes while it further benefits from the nearby amenities of Tallaght Town Centre. The LUAS Red Line is situated within close proximity. This presently links Tallaght Town Centre with the City Centre at Heuston Station and Connolly Station. Additional upgrades have seen the extension of the light rail system to outlying areas such as Saggart & Citywest.

The immediate area is mixed use in character with a number of high profile commercial occupiers which include FAS & South Dublin County Council. Tallaght Hospital is situated within close proximity to the property.

Description

The subject property comprises a mid terraced warehouse unit incorporating two storey office accommodation to the front elevation with warehouse space to the rear.

The building is of concrete portal frame construction with concrete block infill walls finished externally with a rendered block facade. The entire is covered with an asbestos roof incorporating translucent roof panels.

Access to the warehouse area is via one standard grade electric roller shutter door to the front elevation. Artificial lighting is provided via roof hung fluorescent strips.

Office accommodation is finished to incorporate painted ceilings

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Office accommodation is finished to incorporate painted ceilings and walls, oil fired heating and floor coverings throughout.

The property enjoys the benefit of excellent circulation and parking areas to the front elevations.

Accommodation

The estimated gross external floor area is as follows:

Floor Area	Sq M	Sq Ft
Warehouse	287.47	3,094
Two Storey Offices	103.84	1,118
Total	391.31	4,212

Intending occupiers are advised to verify all floor areas

Services

All mains services are available. Lighting & heating is provided throughout.

Lease

Flexible terms available.

Rent

On application.

Viewing

Strictly by appointment with sole agents Lambert Smith Hampton.

Tim Scannell
Lambert Smith Hampton
Tel: 01 676 0331
tscannell@lsh.ie

JP McDonagh
Lambert Smith Hampton
Tel: 01 676 0331
jpmdonagh@lsh.ie

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