

# FOR SALE IN ONE OR MORE LOTS

Superb Zoned & Serviced Industrial Sites  
from approx. 1.21 ha (3 acres) - 3.01 ha (7.5 acres) at

**Magna Drive, Magna Business Park, Dublin 24**



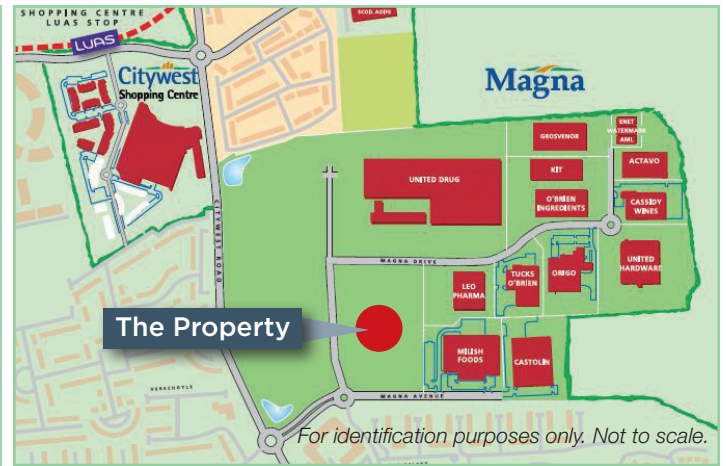
- Approx. 30 mins from Dublin City Centre
- Within easy access off the N81 and N7 (Naas Road)
- Last remaining industrial site within the well established Magna Business Park
- Units can also be provided for sale or lease on a design and build basis

**DAVY HICKEY**  
**PROPERTIES**

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## LOCATION

- Magna Business Park is located approx. 30 mins from Dublin city centre and within easy access of Junctions 9 and 11 on the M50 which provides rapid motorway access to all of the main arterial routes leading to Dublin, Dublin Airport and the Dublin Port Tunnel.
- The park is located within easy access off the N81 and the N7 (Naas Road).
- Occupiers in the area include United Drug, Leo Pharma, Milish Foods, Tucks O'Brien, Actavo and Cassidy Wines.

## DESCRIPTION

- Broadly rectangular shaped site with triple frontage onto estate roads within Magna Business Park
- Zoned under Objective EE "to provide for enterprise and employment related uses"

- Excellent profile with extensive frontage onto Magna Drive
- A short walk from both Citywest Shopping Centre and Citywest Business Campus Luas stops. Serviced by a number of bus routes connecting into the city centre and surrounding areas.

|              | Hectares<br>(Approx.) | Acres<br>(Approx.) |
|--------------|-----------------------|--------------------|
| <b>Lot 1</b> | 1.21                  | 3                  |
| <b>Lot 2</b> | 1.8                   | 4.5                |
| <b>Lot 3</b> | 3.01                  | 7.5                |

*Intending purchasers must satisfy themselves as to the accuracy of the site areas and details provided above.*

## DESIGN AND BUILD OPPORTUNITIES

Finished units can also be provided to occupiers' specifications for sale or lease on a design and build basis.

## SERVICES

We understand that all mains services are available to the subject site.

## SERVICE CHARGE

Service charge is approx €35,000 plus VAT for the entire.

## INSPECTIONS

All inspections are strictly by appointment through Savills.

## PRICE

On application

Industrial Department  
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