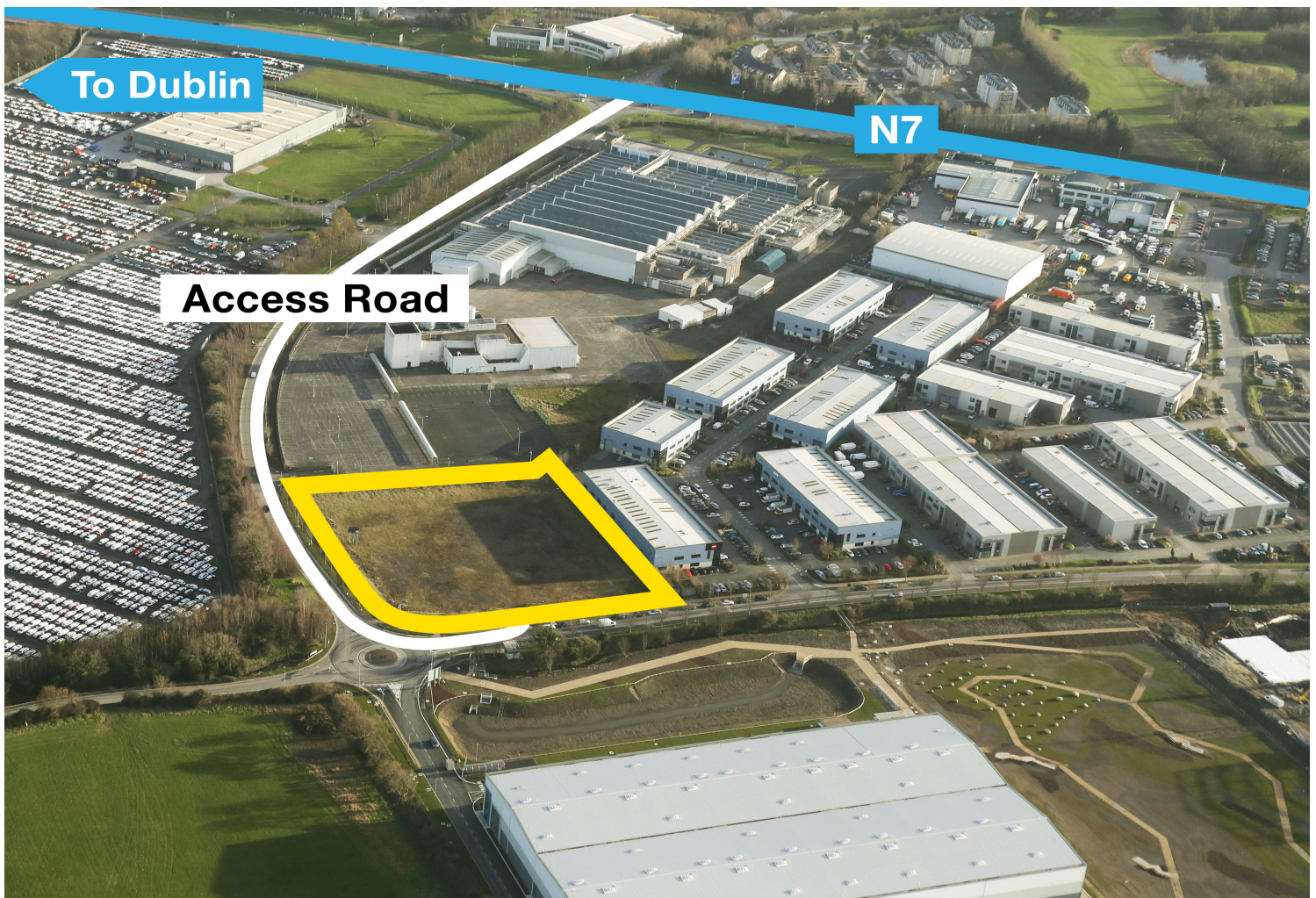


For Sale

Approx. 0.93 ha. (2.31 ac.) site at Baldonnell Business Park, Baldonnell, Dublin 22.



Outline for identification purposes only

- Approx. 0.93 ha. (2.31 ac.) hardcore-surfaced site
- Prime corner site at main entrance to Baldonnell Business Park
- Approx. 15.2 km from Dublin City centre and approx. 6.5 km from junction 9 on the M50

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

Description

The subject property comprises an approx. 0.93 ha. (2.31 ac.) corner site laid out in hardcore at the entrance to Baldonnell Business Park. The property is a zoned serviced site suitable for a range of options subject to acquiring the necessary permissions.

Land Use Zoning

Under the South Dublin County Council Development Plan 2016 - 2022, the subject site is zoned under Land Use Zoning Objective 'EE': 'To provide for enterprise and employment related uses'. Under the South Dublin County Council Development Plan these lands can accommodate low to medium intensity enterprise and employment uses.

Permitted uses under the EE zoning objective include; Enterprise Centres, Fuel Depot, Heavy Vehicle Park, General & Light Industry, Office-Based Industry, Petrol Station, Public Services, Science and Technology Based Enterprises, Transport Depot, Warehousing and Wholesale Outlets.

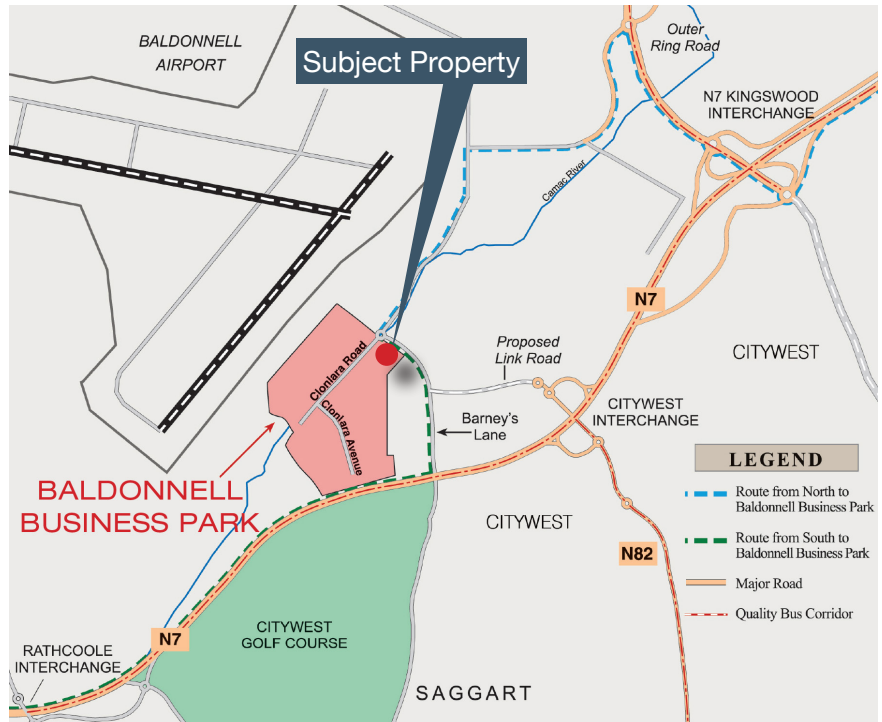
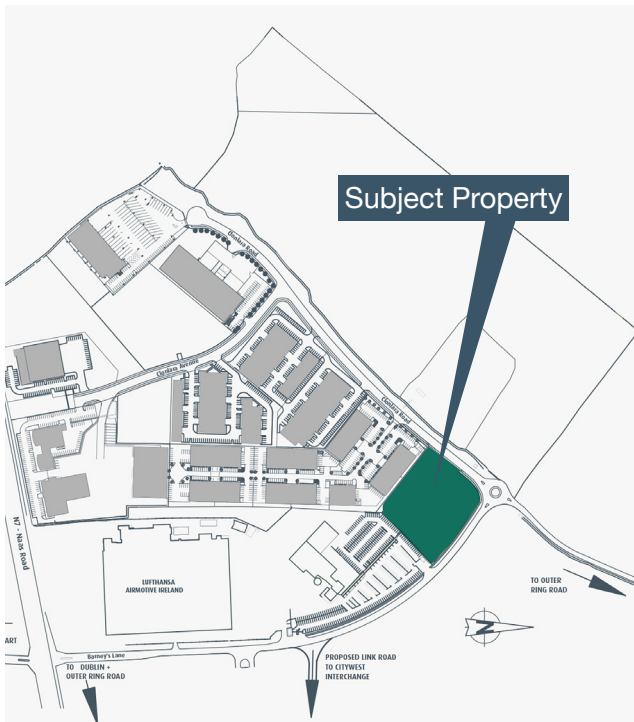
The site benefits from having frontage onto both Clonlara Avenue and the main entrance road to Baldonnell Business Park.

Service Charge

The Service Charge is €6,143.85 inclusive of VAT.

Inspections

All inspections are strictly by appointment through the sole agent.



Outline for identification purposes only

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