

FOR SALE (TENANTS NOT AFFECTED) UNIT 6 GOLDENBRIDGE INDUSTRIAL ESTATE

Inchicore, Dublin 8

Key Benefits

- Strategic location in close proximity to Dublin City Centre and the M50 motorway.
- Fully let with approx. 5 years secured income.
- Producing a rental income of €61,000 per annum.
- Secure yard with ample car parking facilities.

Contact

David Scully

t: 00 353 1 618 5544

e: David.Scully@cbre.com

John Reynolds

t: 00 353 1 618 5514

e: John.Reynolds2@cbre.com



FOR SALE (TENANTS NOT AFFECTED) UNIT 6 GOLDENBRIDGE INDUSTRIAL ESTATE

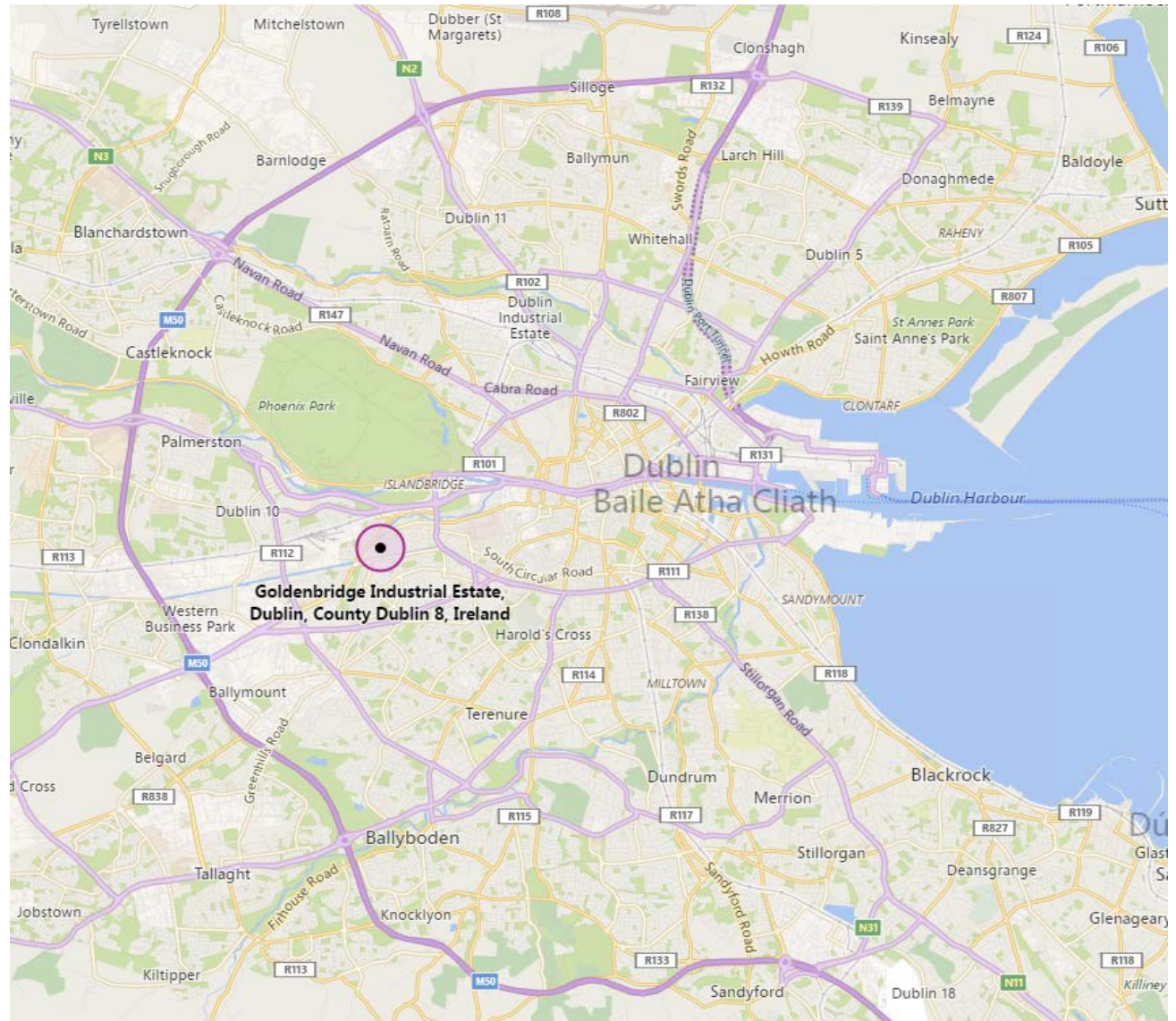
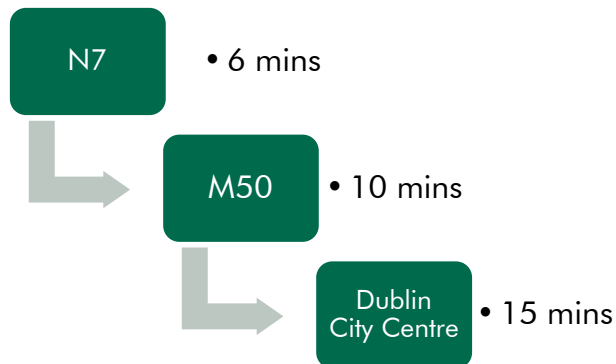
Inchicore, Dublin 8

Location

The property is located within Goldenbridge Industrial Estate, Inchicore which is accessed via the Tyrconnell Road. Goldenbridge Industrial Estate is located approx. 4.5 km southwest of Dublin City Centre and approx. 5 kms from the M50 Motorway. The M50 motorway allows for rapid access to all arterial routes, Dublin Airport and the Port Tunnel.

The immediate area is well serviced by numerous public transport facilities including a Luas station situated at Blackhorse and Drimnagh as well as numerous Dublin Bus routes.

Approximate drive times listed below



FOR SALE (TENANTS NOT AFFECTED) UNIT 6 GOLDENBRIDGE INDUSTRIAL ESTATE

Inchicore, Dublin 8

Description

Semi-detached industrial facility of concrete portal frame construction with a double skin asbestos roof. The property extends to a total of approx. 1,635sq. m (17,599 sq. ft.) and is currently fully let under 2 tenancies.

The property comprises of 2 warehouse / storage units with associated two storey office accommodation located to the front elevation.

The property also benefits from a designated secure yard area extending to 727 sq. m (7,823 sq. ft.)



Schedule of Accommodation

Item	Sq M	Sq Ft
Unit 6A (Vertical Sports Limited)	695	7,481
Unit 6B (Church of Solid Rock)	940	10,118
Total	1,635	17,599

Planning

The property is located within an area zoned objective Z6 "to provide for the creation and protection of enterprise and facilitate opportunities for employment creation" under the Dublin City Council Development Plan 2016-2022.

Tenancy

The property is currently fully let and generating a rental income of €61,000 per annum from 2 lettings.

Unit 6A Goldenbridge is let to Vertical Sport Limited on a new 4 year 9 month lease from July 2016 generation €36,000 per annum.

Unit 6B Goldenbridge is currently let to Church of Solid Rock generating €25,000 per annum with approx. 5 years unexpired.



Services

We understand that all main services are available with this property.

However interested parties are required to satisfy themselves on the adequacy and availability of all services to the property.

BER Certificate

BER Range: To be confirmed