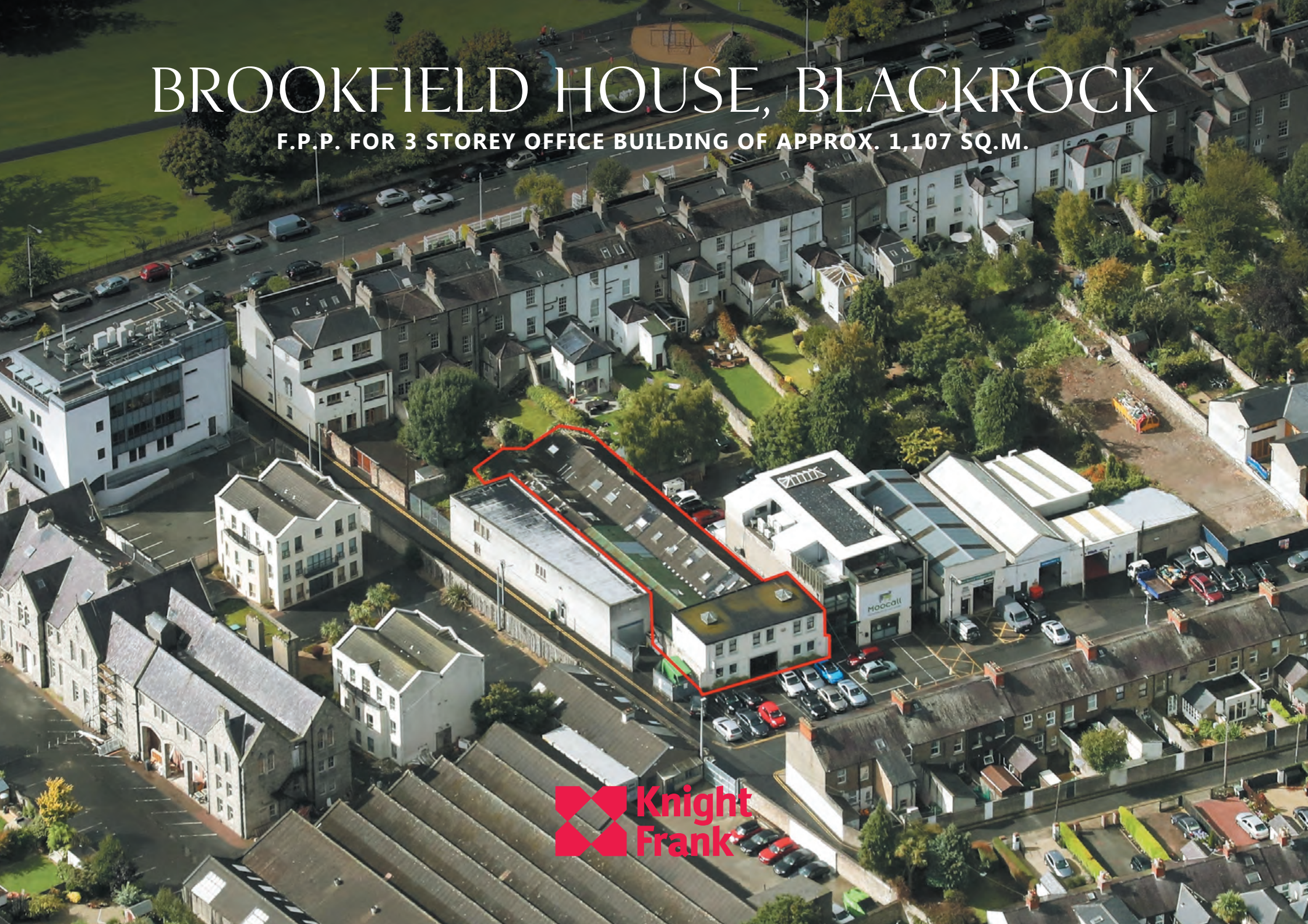


BROOKFIELD HOUSE, BLACKROCK

F.P.P. FOR 3 STOREY OFFICE BUILDING OF APPROX. 1,107 SQ.M.



BROOKFIELD HOUSE

BLACKROCK, CO. DUBLIN

F.P.P. for 3 storey office building of approx. 1,107 sq.m.

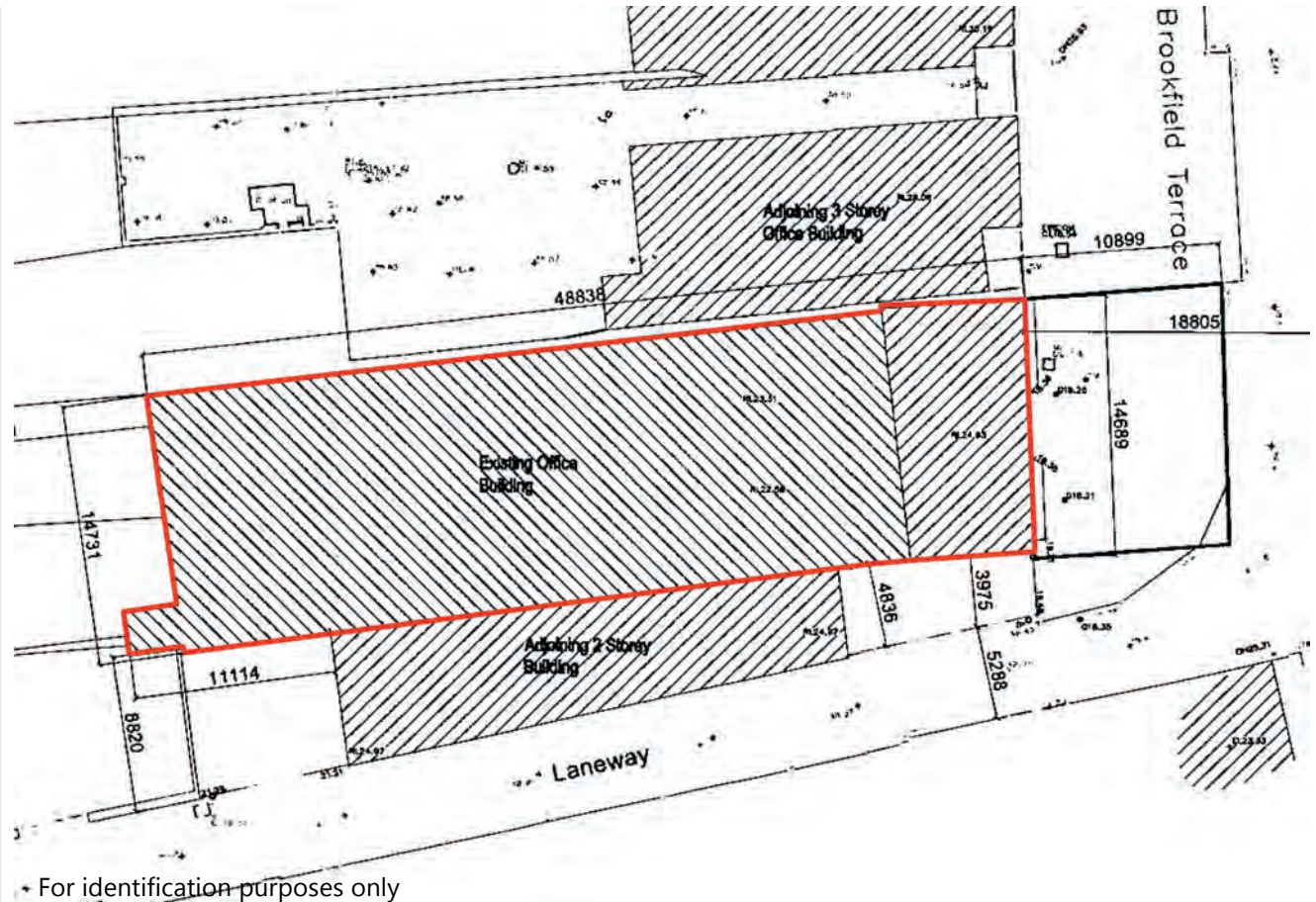
Brookfield House is located on Brookfield Terrace, just off Carysfort Avenue in Blackrock, Co. Dublin.

Situated within approx. 600 metres of Blackrock Village, the property is highly accessible with easy access to the DART and the Rock Road. Furthermore, the N11 is within approx. 1.7 km while the M50 Motorway is within approx. 4.3 km from the property.

Dublin Airport is also easily accessible with the Aircoach passing through the village.

Brookfield House comprises a two storey, mid-terrace office building of approx. 792 sq.m. (8,525 sq.ft.) with adequate parking to the front. The entire site extends to approx. 0.20 acres (0.081 hectares).

Blackrock DART > 0.6km
Exit 13 M50 > 4.3km
St. Stephen's Green > 7.8km



Planning

Planning permission was granted (D08A/1143) on 26th May 2009 for the demolition of the existing building and for the construction of a 3 storey office building of approx. 1,107 sq.m. (11,915 sq.ft.).

The proposed scheme also allows for 15 surface car spaces.

This permission was subsequently extended under ref: D08A/1143/E until 8th of July 2019.

Zoning

The site is zoned Objective E under the current DLRCC Development Plan (2016 – 2022), that is 'To provide for economic development and employment'.

Uses permitted in principal include Offices, Warehousing, Childcare Service, Enterprise Centre.

Viewing

Strictly by appointment only.

Guide Price

On application.

