

# For Sale

## **Former Innothera Facility, Dublin Road, Celbridge, W23 TR58**

18,520 sq ft (1,720.56 sq m)

- Industrial facility on self contained site of 2.98 acres
- 18,520 sq ft (Warehouse - 12,867 sq ft; Offices - 6,653 sq ft)
- Excellent access to the M4 Motorway (5-mins drivetime)
- Potential redevelopment prospects subject to P.P.
- Zoned 'New Residential' under the Celbridge LAP 2017 - 2023



## Location

The facility is located on the outskirts of Celbridge, on a self contained site with direct access to the R403 (Celbridge to Dublin Road). The M4 Motorway can be reached in 5-mins (drivetime) and provides direct links to the M50 Motorway and the national road network.

Dublin Airport and Dublin Port are located 27 km (25-mins drivetime) to the north-east and 33km (30- mins drivetime) to the east respectively.

## Description

Detached industrial facility of approx. 18,520 sq ft on 2.98 acres  
Steel frame construction and concrete block infill walls  
North light style asbestos roof  
Clear internal height of approx. 4m  
Loading access is provided by way of one roller shutter door  
Tailgate loading is provided internally in the warehouse  
Cleanroom facility is Class 100,000  
Office specification includes carpeted floors, plastered and painted walls and network connections.

## Terms

For Sale by Private Treaty

## Viewings

Strictly by appointment with sole agent JLL

## Accommodation

The gross external (GEA) floor area extends to the following:

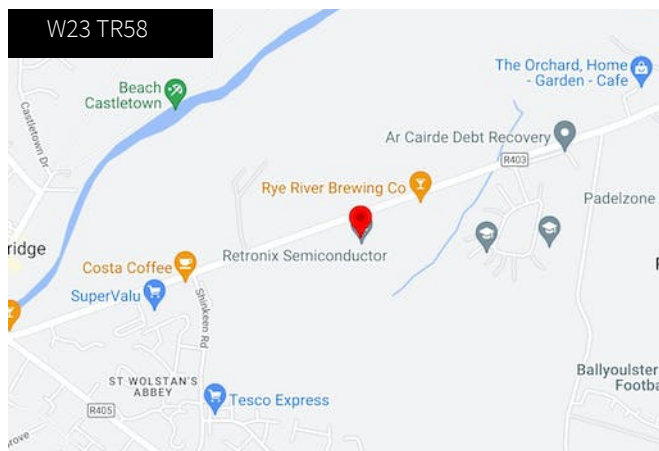
Name	Sq ft	Sq m
Ground - Warehouse	12,867	1,195.38
Ground - Offices	5,653	525.18
<b>Total</b>	<b>18,520</b>	<b>1,720.56</b>

## BER

This property has been graded as E2 (171.4).

## Price

Price on Application



## Contacts

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