



UNIT 1 ENTERPRISE CENTRE, LAVERY AVENUE, PARK WEST, DUBLIN 12.

COMMERCIAL INVESTMENT OPPORTUNITY

FOR SALE

By Private Treaty

DONALD NEWMAN GOOD
DNG

Description

Modern Office & Warehouse Unit - c.251sqm or c.2,702 sq.ft

Unit 1 Enterprise Centre is end terrace, dual aspect commercial unit located in the heart of Park West Business Park, and in close proximity to Nangor Road, N7 Naas Road, 3km of the Red Cow/M50 interchange and c.8km West of Dublin City Centre. The LUAS Red Line is located close by at Kylemore and a number of bus routes to the city centre from the Nangor Road. Other high profile occupiers of the Park West Business Park include, Hyundai, Apex Fire, Elara Ltd, Phloor & ADM Supplies.

Park West was constructed circa 1998 using a steel insulated portal frame construction with infill concrete walls with is a metal roof with Perspex light roof panels and precast concrete floor on the first floor. The unit also enjoys a large and prominent corner site and comes with three designated car parking spaces located to the front of the building and one car space to the rear of the unit.

The unit comprises own door ground floor, with offices, staff facilities and rear storeroom. Access to the warehouse is via an electric roller shutter door to the front of the property with access to the rear storage area and goods elevator to the first floor. The first-floor configuration is open plan and would suit a variety of uses to convert to offices or currently as a workstation and storeroom.

The unit is currently occupied and will come with vacant possession. This is an excellent opportunity for the astute investor to acquire a property in this popular Park West Business Park location where future capital appreciation is very likely.



Features:

- Superb central location in Park West Business Park.
- 3 Designated Car Spaces
- Gas fired central heating
- Commercial Rates €3,484 for 2022
- Management Service Charge €1,915 for 2022
- Significant opportunity for long term capital growth.
- Excellent transport links, literally on the doorstep (including LUAS Red Line services)

TITLE

We understand the property is held Long Leasehold.

VAT

Further information is available on request.

GUIDE PRICE

€295,000

BER



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SALES AGENTS

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