

FOR SALE

**INDUSTRIAL INVESTMENT
OPPORTUNITY**

UNIT 13/B1

**COOKSTOWN INDUSTRIAL ESTATE
TALLAGHT, DUBLIN 24,
D24 FC97**

BER C3

savills

EXTENDING TO APPROX.

2,435 SQ. M
(26,210 SQ. FT)



BOUNDARY LINE IS INDICATIVE AND IS FOR INFORMATION PURPOSES ONLY



High-quality semi-detached refurbished warehouse extending to approx. 2,435 sq m (26,210 sq ft) including approx. 696 sq m (7,491 sq ft) of offices.



Let to Reward Catering Ltd. under the terms of a 10 year FRI lease from March 2024 at an annual rent of €250,000 exclusive with the benefit of a deed of renunciation.



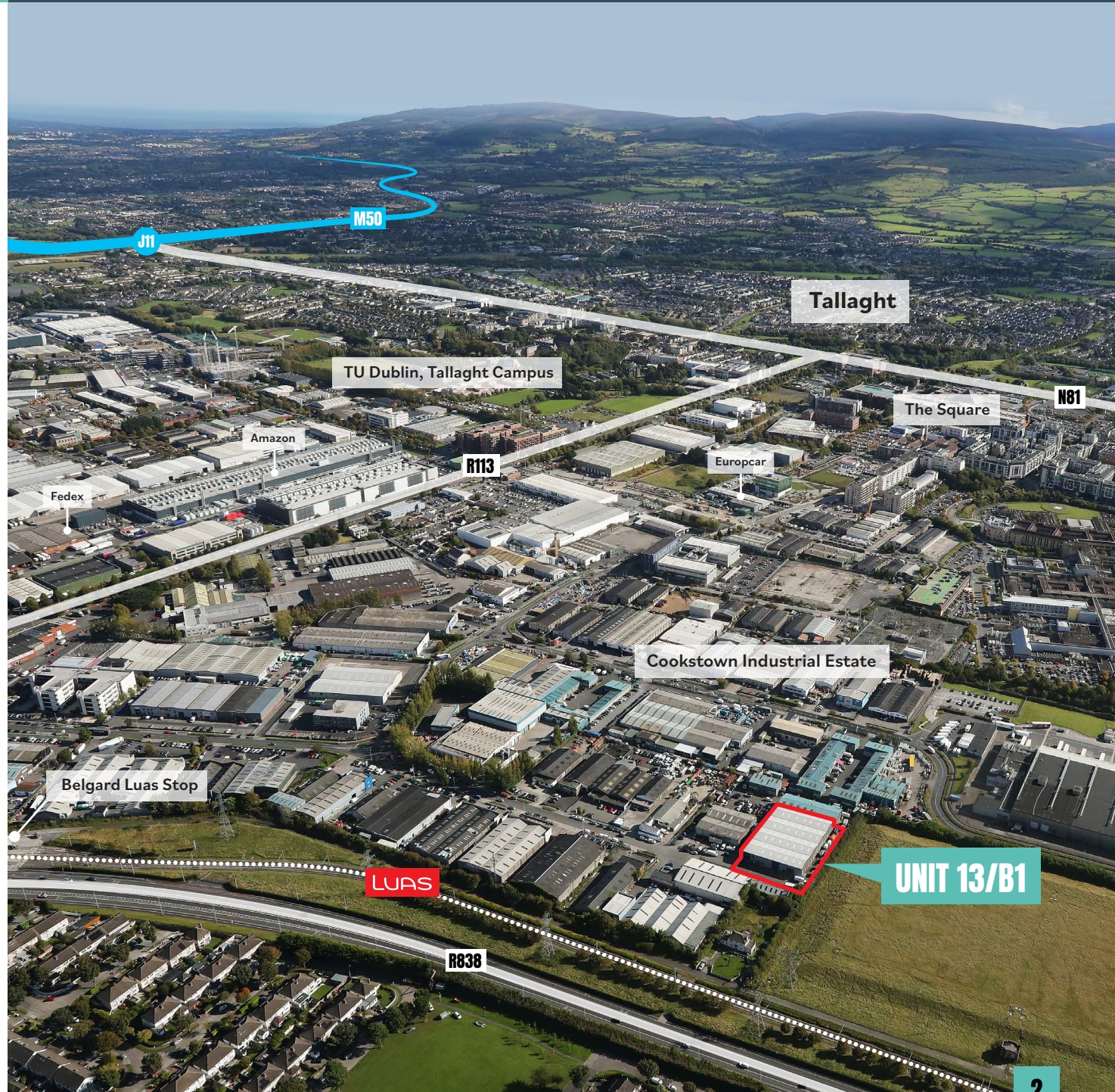
Established commercial location with easy access to Junctions 10 & 11 on the M50 and within 800m of the Belgard LUAS Stop.

LOCATION

The subject property is located on First Avenue within Cookstown Industrial Estate. The estate is situated off the Belgard Road providing ease of access to Junctions 10 and 11 of the M50 motorway, which provides rapid motorway access to the main arterial routes from Dublin, to Dublin Airport and the Port Tunnel. The property is also served well by public transport with Belgard Luas stop located just 800m to the northeast linking Tallaght to the city centre. The property is also located to the north of Technological University Dublin and The Square shopping centre. In recent years, the estate has witnessed significant residential development which is expected to continue throughout the estate into the future.

ZONING

The property is zoned under objective REGEN - To facilitate enterprise and / or residential-led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery.



DESCRIPTION

Warehouse:

- Concrete frame construction
- New insulated metal deck roof incorporating translucent panels
- Sealed concrete floor
- LED spot lighting
- Gas fired warm air blowers
- 2 electric roller shutter doors
- Clear internal height approx. 5.5 meters
- 11m x 42m enclosed yard

Offices:

- Two storey refurbished offices located to the front of the unit
- Painted and plastered walls
- Suspended ceilings with recessed lighting
- Electric storage heating
- Carpeted & Lino covered concrete floors
- CAT 5 perimeter trunking
- Triple glazed PVC windows
- Toilet facilities & kitchenette

The property has the benefit of 19 designated car parking spaces.

Intending purchasers must satisfy themselves as to the accuracy of the measurements and information provided above.

LEASE

The property has the benefit of a 10-year FRI lease from March 2024 to Reward Catering Ltd. who have a strong Dun & Bradstreet rating of A2. The current rent is €250,000 per annum exclusive. There is an open market rent review in September 2028 and the lease has the benefit of a deed of renunciation.



Schedule of accommodation (Gross External Floor Areas)

Accommodation	Sq m	Sq ft
Warehouse	1,739	18,718
2 Storey Offices	696	7,491
Total	2,435	26,210
Mezz	61	656

COOKSTOWN INDUSTRIAL ESTATE

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FURTHER INFORMATION

Inspections

All inspections are strictly by appointment through the sole agent, Savills.

Rates

The rateable valuation of the property is €39,600. The rates payable for 2024 are €10,929.60

Service Charge

TBC

BER C3

Price

On Application

CONTACTS

For further information or to arrange a viewing please contact:

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PROPERTY MISREPRESENTATION ACT

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