

Industrial Investment

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For Sale by Private Treaty

Units G7 / G8, Chapelizod Industrial Estate, Dublin 20

(Tenants Not Affected)



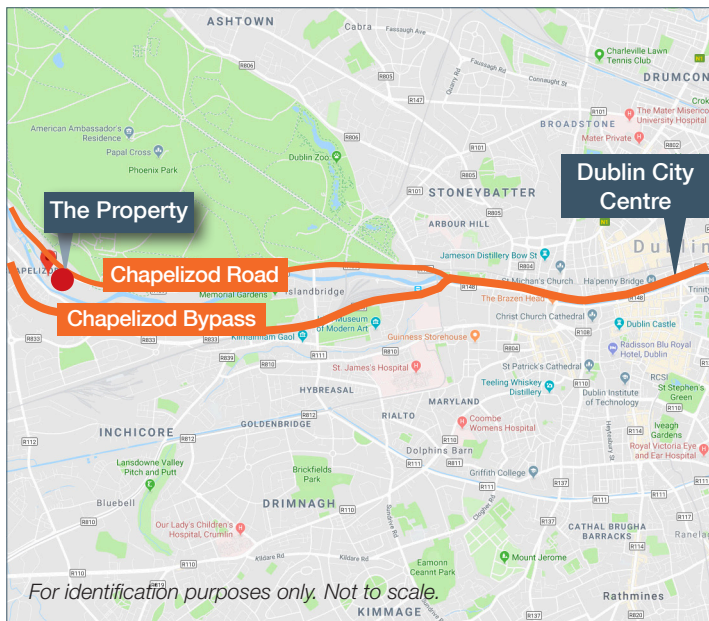
- Opportunity to acquire two fully let industrial facilities at Chapelizod Industrial Estate.
- Adjoining semi-detached industrial facilities totalling approx. 1,250 sq. m. just off the R109 and within minutes of Dublin City Centre and junction 7 on the M50.

BER B2

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Location

Chapelizod Industrial Estate is located on the west side of Dublin City, just off the R109. The Industrial estate is approx. 5km west of Dublin City Centre and approx. 3km from Junction 7 on the M50 motorway which provides rapid motorway access to Dublin Airport, the Port Tunnel and all of the main arterial routes to and from the city. The immediate area has excellent public transport links with numerous bus routes to Dublin City centre passing the estate.

Description

Units G7 / G8, Chapelizod Industrial Estate comprise of two semi-detached industrial units with a plastered façade. The property is of concrete frame construction with full height concrete block walls. There is a metal deck roof incorporating glass panels and fluorescent strip lighting throughout. The clear internal height is approx. 3.4m and loading access is via two ground level manual .

Lease Details

- Unit G7 is let to Lambstongue Ltd. under the terms of a 10 year lease from March 2014 at an annual rent of €42,660. Rent reviews are every three years and the March 2020 rent review has been postponed by agreement until March 2021.
- Unit G8 is let to Flameproof Ltd. under the terms of a 4 year 9 month lease from January 2018 at an annual rent of €24,720. The tenant has a rolling break option exercisable at any time on providing 12 months' notice.

Schedule of Accommodation

(Gross External Area)

Accommodation	Sq. m.
G7	906
G8	344
Total	1,250

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

Zoning

Zone Z6 - To provide for the creation and protection of enterprise and facility opportunities for employment creation

Services

We understand that all mains services are provided and connected to the property.

Rates

TBC

Service Charge

N/A

Inspections

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

Price

On application

BER

BER Rating: B2
BER No. 800102352
Energy Performance Indicator:
108.4 kgCO₂/M²/yr 0.63

Further Information

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