

Industrial Investment

savills.ie

savills

For Sale by Private Treaty

Units G7 / G8, Chapelizod Industrial Estate, Dublin 20

(Tenants Not Affected)



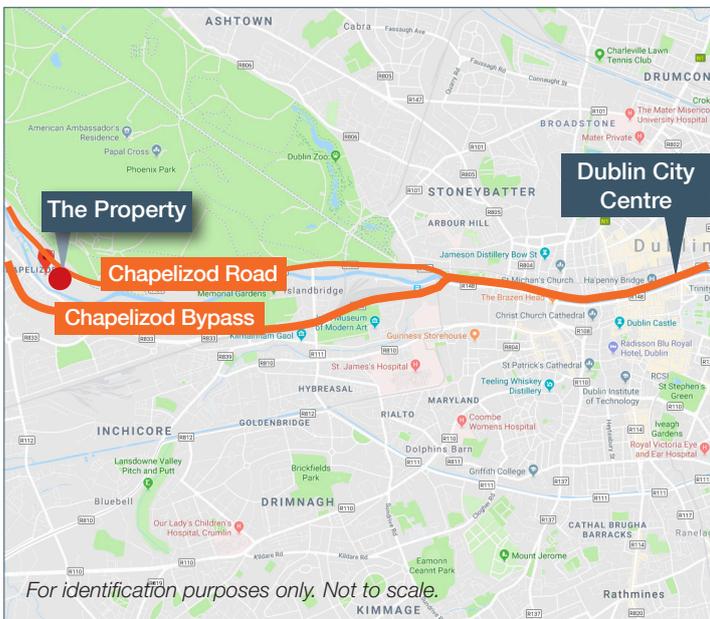
- Opportunity to acquire two fully let industrial facilities at Chapelizod Industrial Estate.
- Adjoining semi-detached industrial facilities totalling approx. 1,250 sq. m. just off the R109 and within minutes of Dublin City Centre and junction 7 on the M50.

BER B2

Savills Ireland
33 Molesworth Street, Dublin 2

+353 (0) 1 618 1300

Gregor Potterton +353 1 618 1335 gregor.potterton@savills.ie
Gavin Butler +353 1 618 1340 gavin.butler@savills.ie



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

Industrial Department
Savills
33 Molesworth Street
Dublin 2

Phone: +353 1 618 1300

Fax: +353 1 676 7066

savills.ie

For further information or to arrange a viewing please contact:

Gregor Potterton
+353 1 618 1335
gregor.potterton@savills.ie
PSRA Lic.No 002233-007686

Gavin Butler
+353 1 618 1340
gavin.butler@savills.ie
PSRA Lic.No 002233-002934

Savills Ireland and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/Lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction. This brochure is issued by Savills Ireland on the understanding that any negotiations relating to the property are conducted through it. All maps produced by permission of the Ordnance Survey Ireland Licence No AU 001799 © Government of Ireland.

savills