



Lisney COMMERCIAL REAL ESTATE
TO LET
Approx 1,240 sq.m.
incl. 222 sq.m. offices
01 638 2700 lisney.com

TO LET

UNIT 4D/E
AVONBEG INDUSTRIAL ESTATE
LONG MILE ROAD, DUBLIN 12 | D12 NV08



The subject property is situated in the centre of Avonbeg Industrial Estate, located on the northern side of the Longmile Road and close to its junction with Naas Road.



It is situated approximately 5 kms west of Dublin City Centre and is less than 1.0 km from the M50/Naas Road (N7) Interchange at Red Cow.



Single storey industrial building incorporating office accommodation to the front elevation extending to approx. 1,138 sqm. (12,249 sqft.).



Access to the warehouse is via three standard grade electric roller shutter doors to the western elevation.



Clear internal height of approx. 3.3m and approximately 10 car spaces

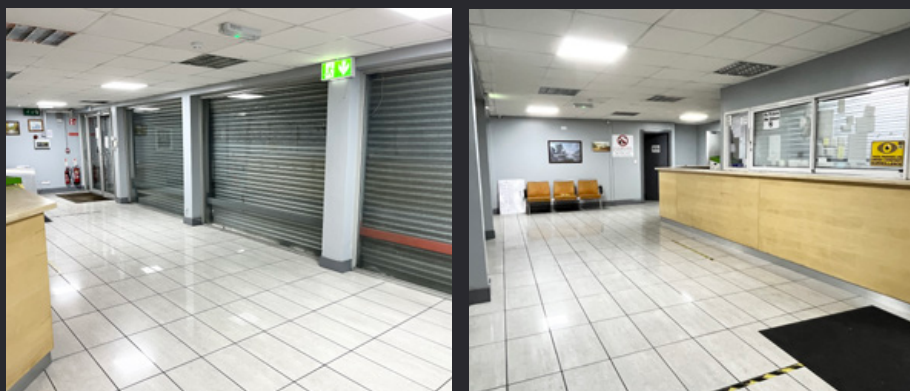
LOCATION

- The subject property is situated in the centre of Avonbeg Industrial Estate, located on the northern side of the Longmile Road and close to its junction with Naas Road.
- It is situated approximately 5 kms west of Dublin City Centre and is less than 1.0 km from the M50/Naas Road (N7)
- Access to the property is via the aforementioned Longmile Road.
- The immediate area is commercial in character, with occupiers of note including HSS Hire, The Bathroom Factory Store & Duffy Motors to name just a few.
- Public transport services in the area include frequent Dublin Bus Services which operate along the Longmile/Naas Road. Additionally, the property is located approximately 500 m south of the Luas stop at Kylemore.



THE PROPERTY

- The subject property comprises a single storey industrial building incorporating office accommodation to the front elevation extending to approx. 1,138 sqm. (12,249 sqft.).
- The building is of steel portal frame construction with concrete block in-fill walls finished externally with a block façade and metal cladding to upper levels.
- Access to the warehouse is via three standard grade electric roller shutter doors to the western elevation.
- Clear internal height of approx. 3.3m. The roof has been replaced with pitched double skin metal deck roof incorporating translucent light panels.
- The property is situated in the centre of Avonbeg Industrial Estate. We understand the access roadways and parking to the front will be resurfaced.
- There are approximately 10 car parking spaces to the front side and rear.



ACCOMMODATION

The estimated gross external floor area is as follows:

DESCRIPTION	SQM	SQFT
Ground Floor Offices Space	101	1,087
Warehouse	1,037	11,162
Total	1,138	12,249

ZONING

The property is situated in an area that is zoned 'REGEN' under the South Dublin County Development Plan 2022-2028. The zoning objective: 'To facilitate enterprise and/or residential-led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery.'

Zoning Map - South Dublin County Development Plan 2022-2028

(Subject property highlighted in red circle, for identification purposes only)

The property is situated within the area designated for the 'The City Edge Project'. The regeneration project represents the most significant housing and economic opportunity ever undertaken in the Dublin Region and has the potential to be one of the largest and most transformational regeneration projects in Europe. The project is over an area of approx. 700 hectares and strategically positioned in the Naas Road, Ballymount and Park West areas at the western edge of Dublin City, the area is identified under the National Planning Framework (NPF) and Regional Spatial and Economics Strategy (RSES) as a part of Dublin that is currently underutilised and has the potential to achieve compact growth through a major increase in population and employment.



LEASE TERMS

10 Year lease on FRI terms.

BER

BER: C3

BER NUMBER: 800956526

FURTHER INFORMATION / VIEWING

Viewing is strictly by arranged appointment only with agent Lisney.

Lisney Commercial:

Cathal Daughton

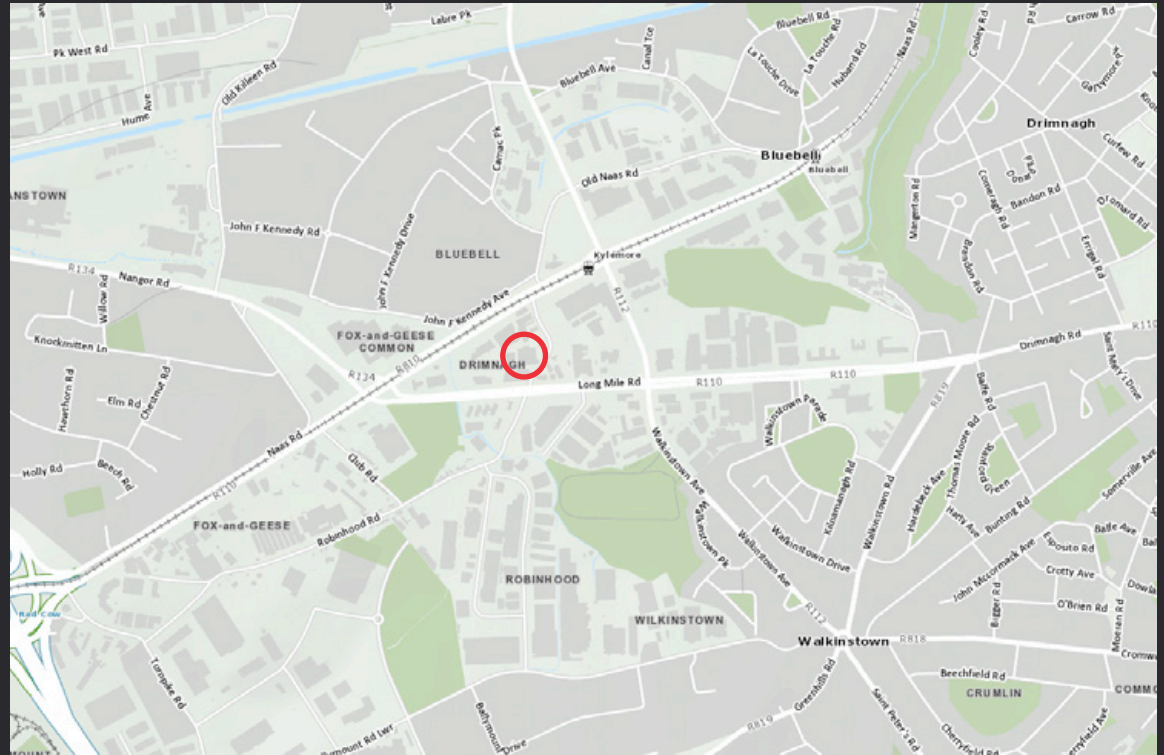
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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.