



For Sale

Rare Opportunity to acquire a Logistics Development Site with FPP for 41,774 sq ft (3,880.94 sq m)

- High Profile Site extends to approx. 2.20 acres (0.89 hectares)
- FPP for a detached distribution facility extending to approx. 41,774 sq ft (3,880.94 sq m)
- Zoned Enterprise / Employment, suitable for wide variety of commercial uses
- Pre-Let or Pre-Sale of the facility may also be considered

Clonshaugh Business & Technology Park

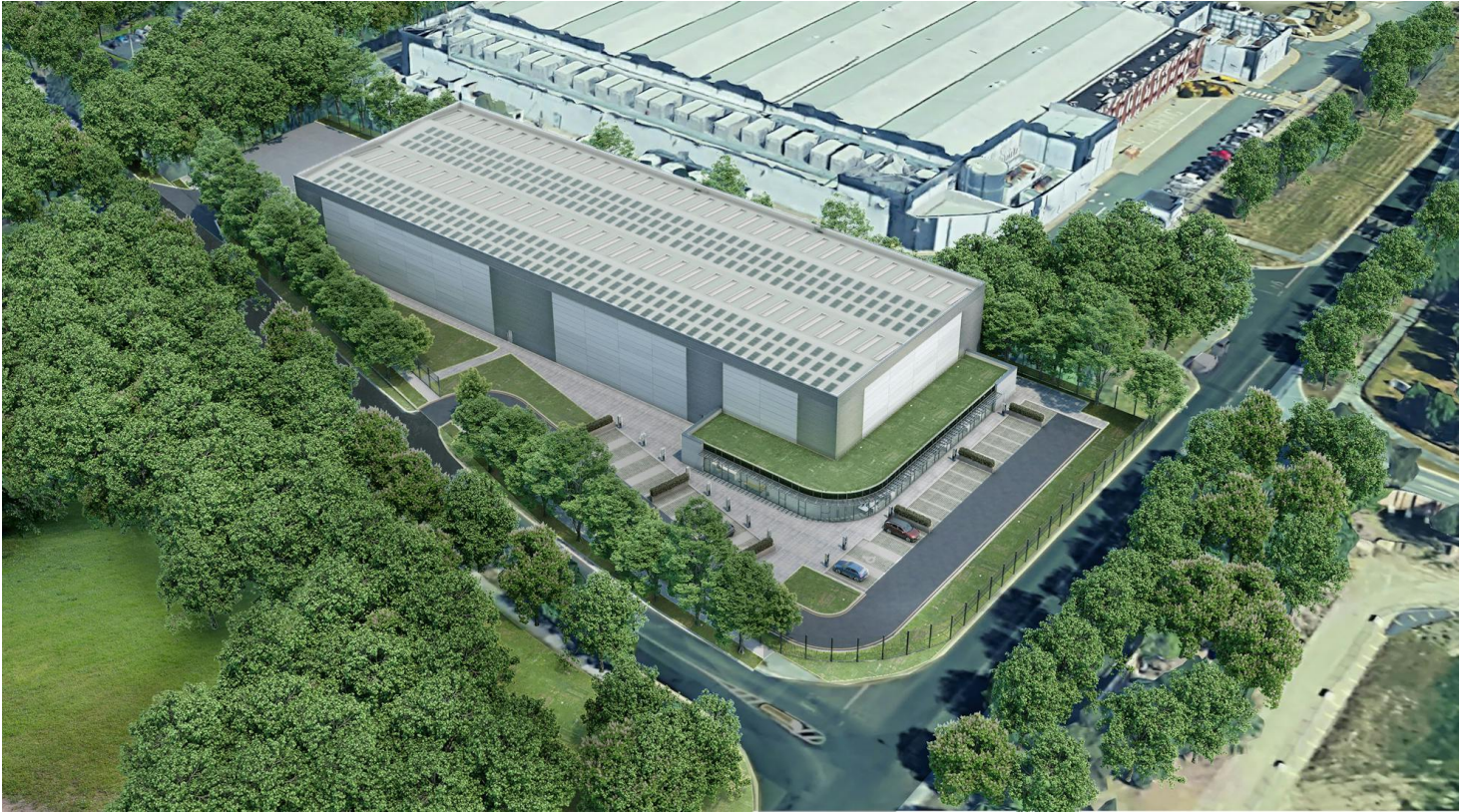
Clonshaugh, D17V303

41,774 sq ft
3,880.93 sq m

Reference: #183546

Clonshaugh Business & Technology Park

Clonshaugh, D17V303



Description

Logistics Development Site For Sale with benefit of Full Planning Permission Granted by Dublin City Council (Ref:3058/23)

Location

The property is situated within Clonshaugh Business & Technology Park, which is a managed business park, with excellent access to the M1 and M50 Motorways, Dublin Airport and Dublin Port. The Park is accessed by way of the Oscar Traynor Road, with the M1 / M50 and Port Tunnel being mere minutes away. Occupiers within the scheme include Amazon, Allergan, Abbvie, Vodafone, Eir, Digital Realty, Novum and Butler's Chocolates amongst others.

Specification

Planning Permission provides for the following key building specifications:

Clear internal height of 12m

Loading facilities comprise of 3 dock levellers and 2 roller shutter doors

Extensive Loading Yard depth of 40m

Office specification is dependent on occupier's own fit-out requirements

Construction timeframe would be approx. 10-12 months

Accommodation

The granted planning permission provides for a completed logistics facility extending to the following areas:

Name	sq ft	sq m
Ground - Office	3,670	340.95
Ground - Warehouse	38,104	3,539.98
Total	41,774	3,880.93

Clonshaugh Business & Technology Park

Clonshaugh, D17V303



Terms

Freehold Sale of the Development Site

May also consider a Pre-Let or Pre-Sale of the completed facility on a 'Forward Fund' basis - Price on Application

Planning

Site is Zoned Z6 - 'Employment / Enterprise' under the Dublin City Development Plan 2022 - 2028.

Z6 – Permissible Uses

Café/tearoom, car park, childcare facility, civic and amenity/recycling centre, conference centre, cultural/recreational building and uses, cultural, creative and artistic enterprise and uses, delicatessen, embassy office, enterprise centre, household fuel depot, industry (light), internet café/call centre, media-associated uses, mobility hub, office, office-based industry, open space, park and ride facility, public service installation, restaurant, science and technology-based industry, shop (local), training centre, wholesale outlet.

Z6 – Open for Consideration Uses

Advertisement and advertising structures, amusement and leisure complex, beauty/grooming services, betting office, boarding kennel, buildings for the health, safety and welfare of the public, car trading, community facility, craft centre/ craft shop, crematorium, embassy residential, financial institution, funeral home, garage (motor repair/service), garden centre/ plant nursery, hotel, laundromat, medical and related consultants, nightclub, off-licence (part), outdoor poster advertising, petrol station, place of public worship, postal hotel/motel, public house, shop (factory shop), shop (neighbourhood), sports facility and recreational uses,

Viewings

Strictly by prior appointment with sole agent JLL

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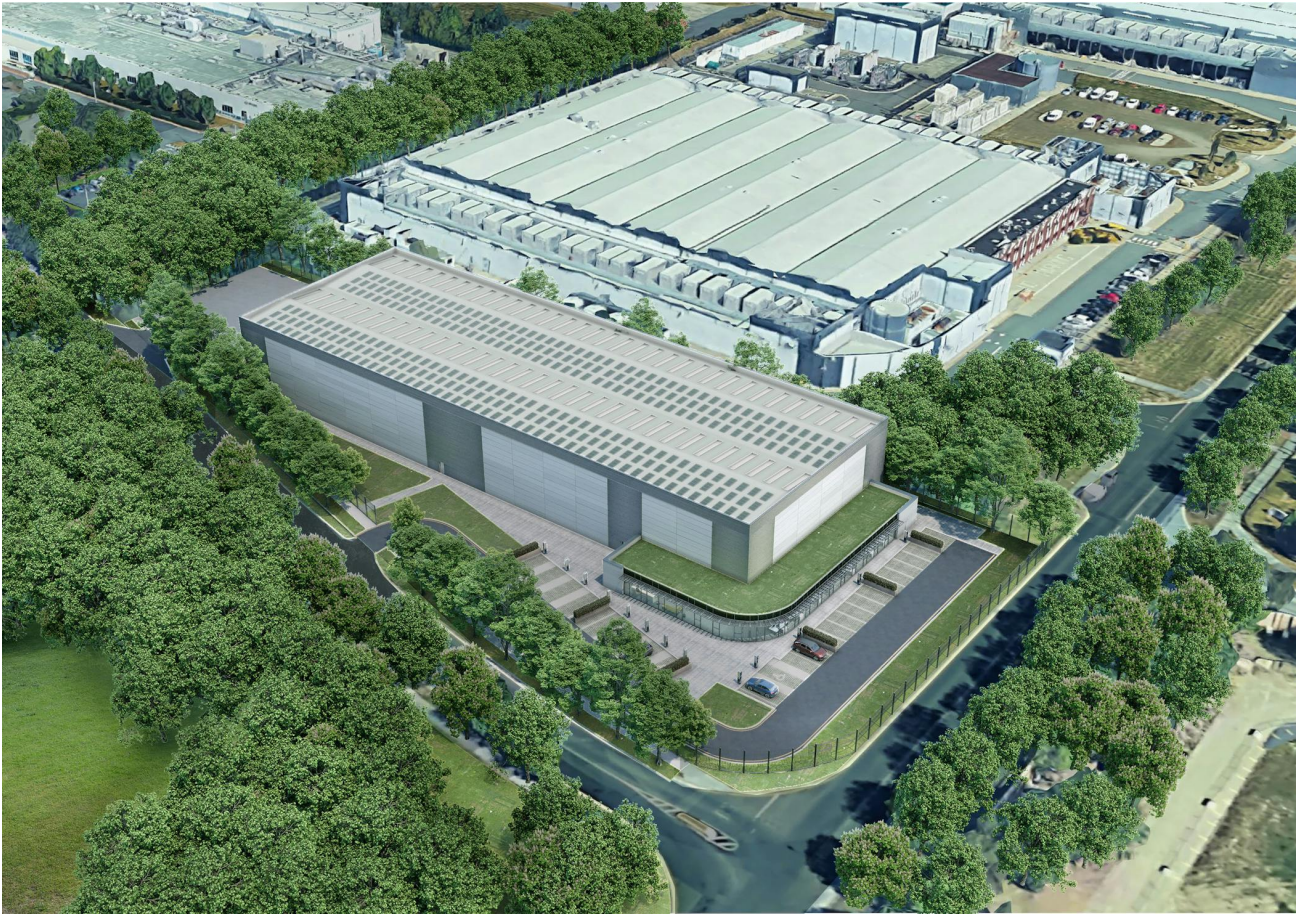
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Nigel Healy

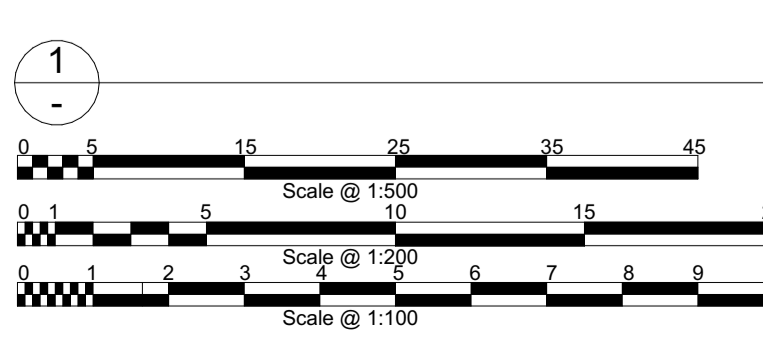
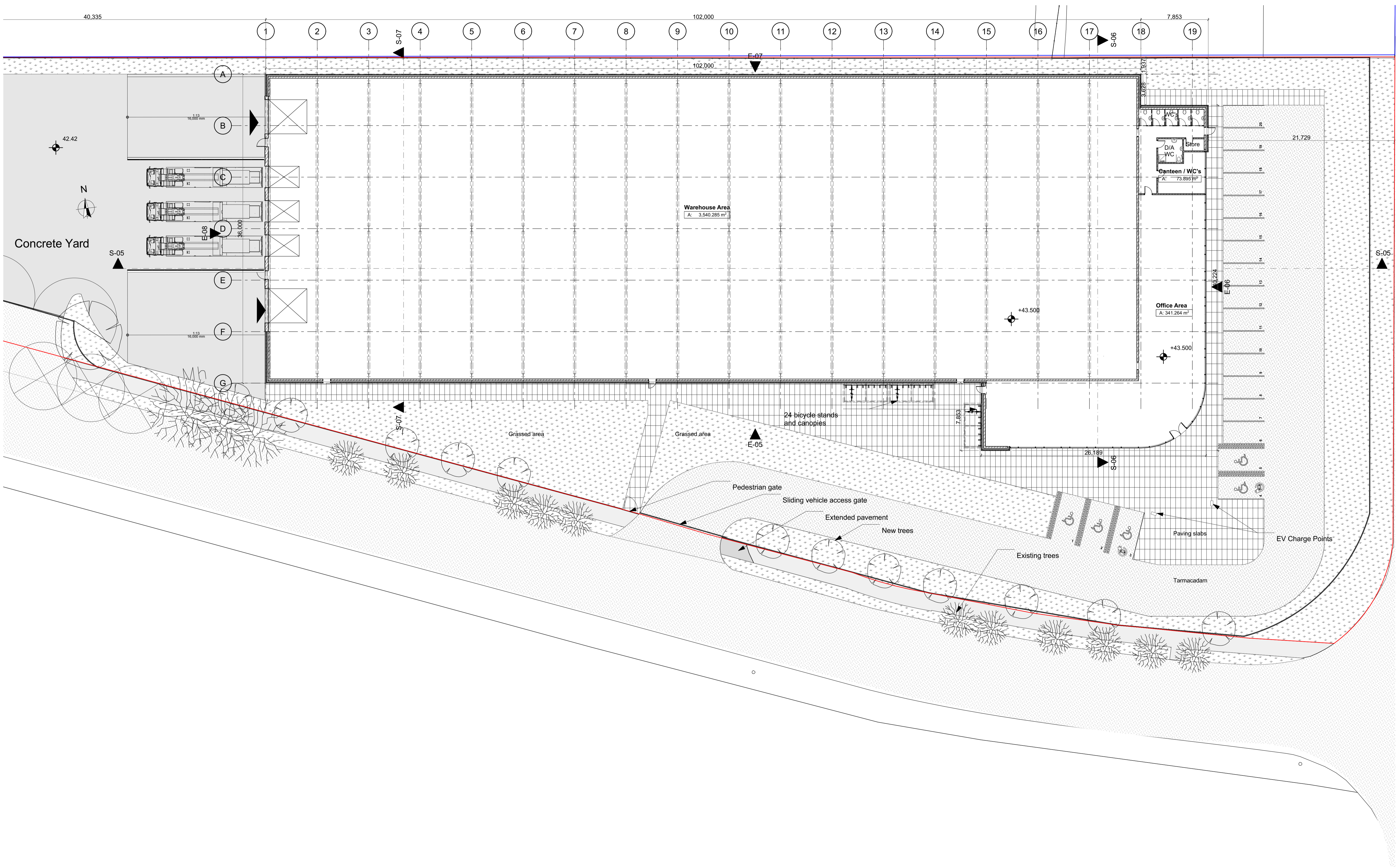
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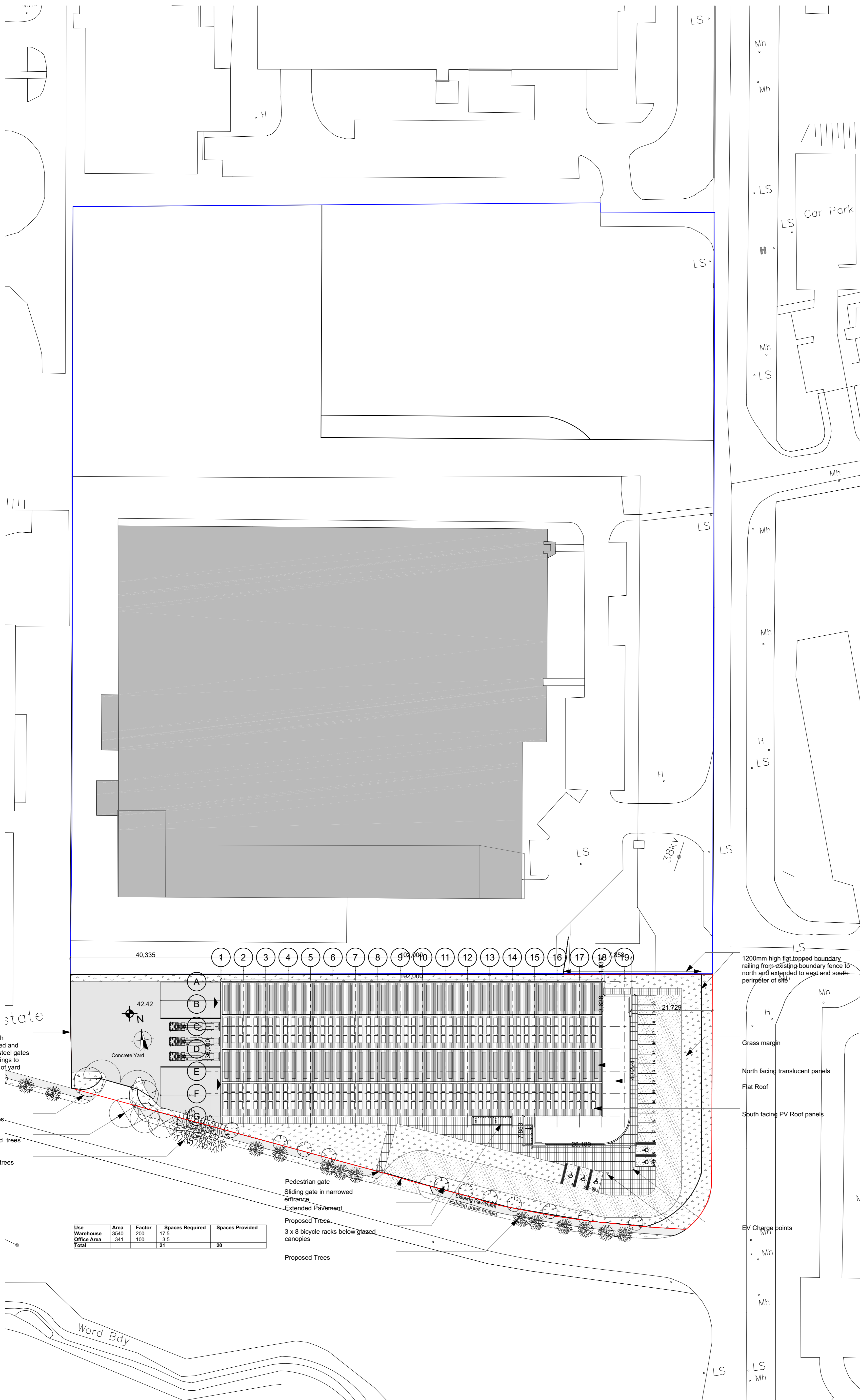




RevID	Comment	Issue Date

Purpose of Issue	status	Scales @ A1	Project No.	Originator	Project	Client	Layout Title	Drawing Number								
Planning	PL	1:200	2204	HODGINS ARCHITECTS Anallí, Rocky Road, Wicklow Town, Wicklow, A67 FA46 086 8133566	Warehouse at Site AF1 Clonsaugh Business and Technology Park Oscar Traynor Road, D17	Pargo Properties One	Ground Floor Plan	2204 · HA								
								<table border="1"> <thead> <tr> <th>project</th> <th>originator</th> <th>number</th> <th>rev</th> </tr> </thead> <tbody> <tr> <td>2204</td> <td>HA</td> <td>3</td> <td> </td> </tr> </tbody> </table>	project	originator	number	rev	2204	HA	3	
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2204	HA	3														

GF-Ground Floor
1:200



Use	Area	Factor	Spaces Required	Spaces Provided
Warehouse	3540	200	17.5	
Office Area	341	100	3.5	
Total			21	20

- Pedestrian gate
- Sliding gate in narrowed entrance
- Extended Pavement
- Proposed Trees
- 3 x 8 bicycle racks below glazed canopies
- Proposed Trees

Key Plan

Construction Risks Maintenance/Cleaning Risks Demolition/Adaptation Risks

In addition to the hazards risks normally associated with the types of work detailed on this drawing take note of the above. It is assumed that all works on this drawing will be carried out by a competent contractor working, where appropriate, to an appropriate method statement.

Notes
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Scale @ 1:500
 Scale @ 1:250
 Scale @ 1:100

RevID	Comment	Issue Date
1:500	Issuing Office	2204

Client Approval
 A - Approved
 B - Approved with Comments
 C - Do Not Use

Status: **PL** Purpose of Issue: **Planning**

Originator: **HODGINS ARCHITECTS**
 Atrill, Rocky Road, Wicklow Town, Wicklow, A67 F446
 098 8133456 hodginsarchitects@gmail.com

Project: **Warehouse at Site AF1
 Clonsaugh Business and Technology Park
 Oscar Traynor Road, D17**

Layout Title: **Block Plan**

Client: **Pargo Properties One**

Drawing Number			
project	originator	number	rev
2204	HA	2	

Block Plan
1:500