

For Sale by Private Treaty (Tenants not affected)

Commercial and Residential Units on an  
Excellent Site of approx. 1.3 Hectares (3.25 acres)

# George Cooke Industrial Estate

Bluebell Lane, Dublin 12



- Excellent investment and asset management opportunity with development potential (SPP)





## LOCATION

George Cooke Industrial Estate is located off the east side of Bluebell Lane, approx. 7.5km south west of Dublin city centre. The estate is approx. 2kms from Junction 9 on the M50 (Red Cow interchange), which provides rapid motorway access to Dublin Port, Dublin Airport and all of the main arterial routes from Dublin. The area is an established commercial / industrial location with low density residential development opposite the subject property. The property is within 350m of the Kylemore Road Luas stop.

## DESCRIPTION

George Cooke Industrial Estate comprises a mix of industrial, office and residential buildings located on a predominately rectangular shaped site. The site comprises extensive frontage to Camac Park/ Bluebell Lane and we understand that the site area is approximately 3.25 acres (1.3 hectares) with the benefit of two access points.

Warehouse 1 is a detached warehouse facility of steel portal frame construction with concrete block walls to a height of approx. 2.2 metres with insulated cladding above. There is an asbestos roof incorporating 10% translucent panels, with fluorescent strip lighting throughout. The eaves height is approx. 4.7 metres. Loading access is provided via one full height ground level sliding door.

## Investment Summary

**1.3  
Hectares**

- Asset management/ development opportunity (SPP) comprising a mix of commercial and residential units on approx. 1.3 hectares (3.25 acres) just off the Naas Road.



- Commercial buildings of approx. 4,681 sq. m. (50,386 sq. ft.) plus three residential units producing an income of €54,500 per annum.

**LUAS  
350m**

- Within approx. 350 m of the Kylemore Road Luas stop, approx. 7.5 km from the city centre and 2 km from Junction 9 on the M50.



- Superb redevelopment opportunity (SPP), with potential to increase the current rental income.

Warehouse 2 is a detached building of steel portal frame construction, with concrete block walls to a height of approx. 2.2m and single skin cladding above. There is an asbestos roof incorporating 10% translucent panels, with fluorescent strip lighting being provided. There is a concrete floor throughout. Access is provided via two ground level concertina doors.

The fit out of the office and church units comprises carpeted floors, wall mounted sockets, painted and plastered walls, plastered and painted ceilings with fluorescent strip lighting, single and double glazed aluminium framed windows and electric storage heating.

The residential accommodation comprises 2 no. 2 bed houses and 1 no. 3 bed house.

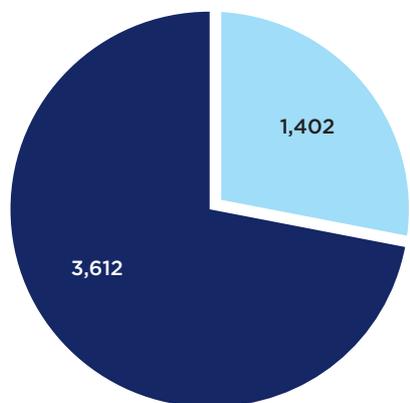
## TENANCY & ACCOMMODATION SCHEDULE

Aerial Reference	Building	Approx. Unit Size (sq. m.)	Tenant	Rent Per Annum	Renewal Rights
1	Warehouse 1	2,575	Vacant	N/A	N/A
	Offices	252	Vacant	N/A	N/A
<b>Total</b>		<b>2,827</b>			
2	Two Storey Offices & Yard	410	Walker Vehicle Rentals & Pinnacle Security	€12,700	Yes
3	Warehouse 2	655	Vacant	N/A	N/A
4	Office & Storage	275	Leisure Superstore	€6,000	No
5	Two Storey Church	384	Abundant Life Church	€10,000	Yes
6	Timber Stores	130	N/A	N/A	N/A
<b>Total Commercial Buildings</b>		<b>4,681</b>			
7	Dwelling 1	112	Private	€8,400	No
8	Dwelling 2	76	Private	€8,400	No
9	Dwelling 3	145	Private	€9,000	No
<b>Total Size (sq. m.)</b>		<b>5,014</b>			
<b>Total Rent</b>				<b>€54,500</b>	

Total site area of 1.3 hectares (3.25 acres) as scaled from the OSI Map.

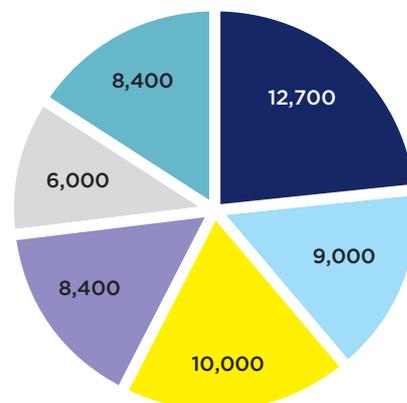
## PORTFOLIO ANALYSIS

Occupied Space vs Vacant space (Approx.)



■ Occupied (sq m) ■ Vacant (sqm)

Rental Income (€) Total Income €54,500



■ Walker Rentals & Pinnacle Security ■ Dwelling 3  
 ■ Abundant Life Church ■ Dwelling 2  
 ■ Leisure Superstore ■ Dwelling 1

## ZONING

The entire is zoned under objective Z6 in the Dublin City Council Development Plan 2016-2022, i.e. "To provide for the creation and protection of enterprise and facilitate opportunities for employment creation."

Permissible uses under this zoning objective include; enterprise centre, light industries, hotel, science and technology-based industry. Open for Consideration Uses include; nightclub, office, petrol station, residential, warehousing (retail/ non-food)/retail park, warehousing.

## VIEWINGS

Viewings are strictly by appointment through Savills, the sole selling agents.

## BER DETAILS

BER Ratings: C2 - G. BER available upon request.



2 Two Storey Offices & Yard

## CONTACTS & FURTHER INFORMATION

### Industrial & Logistics Department

33 Molesworth Street Dublin 2

P: +353 (0) 1 618 1300 | F: +353 (0) 1 676 7066 | E: industrial@savills.ie | W: savills.ie

For further information or to arrange a viewing please contact:

#### STEPHEN MELLON

Senior Surveyor  
+353 (0) 1 618 1366  
+353 (0) 83 473 9668  
stephen.mellon@savills.ie  
PSRA 002233-006202

#### GAVIN BUTLER

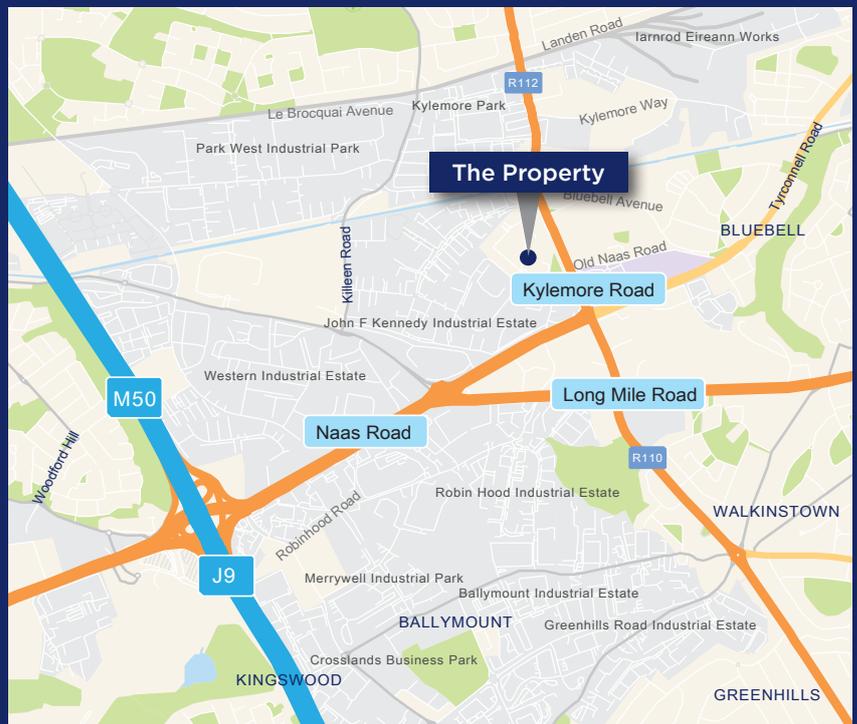
Director  
+353 (0) 1 618 1340  
+353 (0) 87 263 9236  
gavin.butler@savills.ie  
PSRA 002233-002934

#### PETER LEVINS

Divisional Director  
+353 (0) 1 618 1739  
+353 (0) 86 274 9419  
peter.levins@savills.ie  
PSRA 002233-006203

#### ELAINE GORDON

Senior Surveyor  
+353 (0) 1 618 1313  
+353 (0) 83 878 2012  
elaine.gordon@savills.ie  
PSRA 002233-005472



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