



**Lambert
Smith
Hampton**

To Let

Industrial Property

01 6760331

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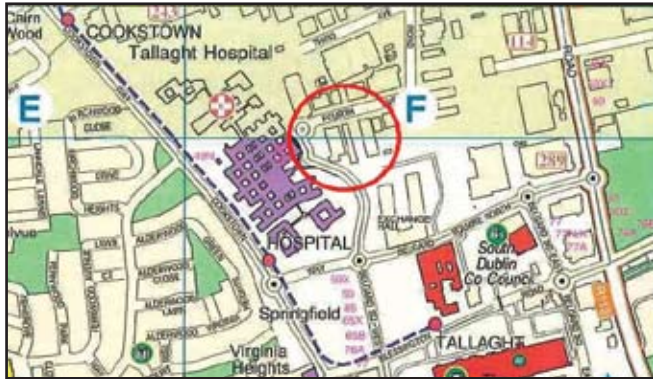
Units 57 & 58, Cookstown Ind. Estate Tallaght, Dublin 24



- **400 – 940 sq m (4,300 – 10,120 sq ft)**
- **Two Adjoining Warehouses in Established Location**
- **Within close proximity to Tallaght Town Centre, N7 & M50**

Units 57 & 58, Cookstown Industrial Estate, Tallaght, Dublin 24

Location



O.S. No. AU0000607

The subject properties are located within Cookstown Industrial Estate, an established commercial location situated just off the Belgard Road. The estate is situated approximately 9.5 km (5.6 miles) southwest of Dublin city centre and is less than 3 km (1.9 miles) from the M50 Motorway at Junction 10 Ballymount Exit.

Access to the properties is via an internal estate road, Fourth Avenue. The estate enjoys excellent accessibility to all main arterial routes while it further benefits from the nearby amenities of Tallaght Town Centre. The LUAS Red Line is situated within close proximity. This presently links Tallaght Town Centre with the City Centre at Heuston Station and Connolly Station. Additional upgrades have seen the extension of the light rail system to outlying areas such as Saggart & Citywest.

The immediate area is mixed use in character with a number of high profile commercial occupiers which include FAS & South Dublin County Council. Tallaght Hospital is situated within close proximity to the property.

Description

The subject properties comprise two adjoining warehouse units incorporating two storey office accommodation to their front elevations with warehouse space to the rear.

The buildings are of concrete portal frame construction with concrete block infill walls finished externally with rendered block facades. Unit 57 has the benefit of a double skin insulated metal deck roof incorporating perspex roof panels whilst Unit 58 is covered with an asbestos roof incorporating translucent roof panels.

Access to the warehouse areas is via one standard grade electric roller shutter door to their front elevations. Artificial lighting is provided via roof hung fluorescent strips.

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Office accommodation is finished to incorporate painted ceilings and walls, oil fired heating and floor coverings throughout.

The properties enjoy the benefit of excellent circulation and parking areas to the front elevations.

Accommodation

The estimated gross external floor area is as follows:

Floor Area	Sq M	Sq Ft
Unit 57		
Warehouse	309.33	3,330
Offices	231.84	2,495
Sub Total	541.17	5,825
Mezzanine	97.97	1,055
Unit 58		
Warehouse	280.60	3,020
Offices	119.02	1,281
Sub Total	399.62	4,301
Mezzanine	226.55	2,439
Total	940.79	10,127

Intending occupiers are advised to verify all floor areas

Services

All mains services are available. Lighting is provided throughout.

Lease

Flexible terms available.

Rent

On application.

Viewing

Strictly by appointment with sole agents Lambert Smith Hampton.

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