

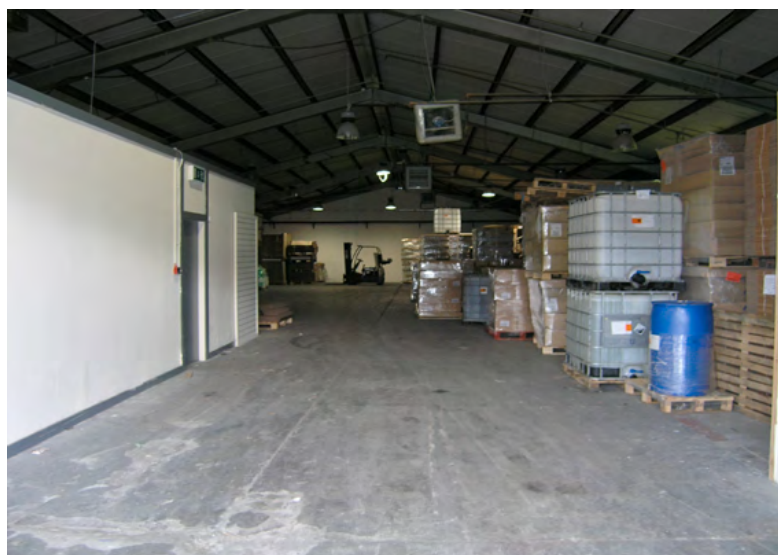
INVESTMENT OPPORTUNITY
UNIT 280-286 BANNOW ROAD, CABRA, DUBLIN 7

BER C1



01-638 2700

- Tenants not affected.
- Semi detached industrial investment of approximately 1,345 sqm.
- Situated on the northern side of Bannow Road in Cabra approximately 5km south of the N2/M50 interchange and approximately 4km north of Dublin city centre.
- Short term income approx. €51,000 pa.
- Secure yard to the front.
- Eaves height approx. 4.5m.



LOCATION

The property is situated on the northern side of Bannow Road in Cabra approximately 5km south of the N2/M50 interchange and approximately 4km north of Dublin City Centre. This is an established commercial location and is adjacent Dublin Industrial Estate with well known occupiers in the area that include Bacholers, Code-x and Lidl.

THE PROPERTY

The property comprises a detached industrial premises split into two separate units both with two storey offices to the front and warehouse to the rear with an enclosed yard area to the front. The warehouses have concrete floors, fairfaced concrete block walls both accessed via one roller shutter door to the front and have an eaves height of approximately 4.5m. The two storey offices have plastered and painted walls and ceilings and single glazed windows throughout. There are wc's and a tea station. Outside to the front there is a small but secure yard area for parking and loading.

PRICE

On Application.

BER DETAILS

BER No. 800256661. Rating: C1. EPI: 522.07 kWh/m²/yr.

ACCOMMODATION

Description	Sqm
Warehouse (1)	492
Two Storey Offices	111
Total Gross External Area	603
Warehouse (2)	665
Two Storey Offices	77
Total Gross External Area	742
Combined Total Gross External Area	1,345

TENANCY

The property is currently let to Alma Hygiene and Packaging & Krane Karate Club. Alma Hygiene and Packaging are on a month to month agreement, their rent is €33,000 per annum. Krane Karate Club have a 4 year 9 month agreement from 1st October 2013, their rent is €18,460 per annum.

FURTHER INFORMATION / VIEWING

For further information please contact:

Cathal Daughton T: 01-638 2737 E: cdaughton@lisney.com
John McIntyre T: 01-638 2791 E: jmcintyre@lisney.com



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CUSHMAN & WAKEFIELD
 ALLIANCE

ST. STEPHEN'S GREEN HOUSE
 Earlsfort Terrace, Dublin 2
 Tel: +353 1 638 2700
 Fax: +353 1 638 2706
 Email: dublin@lisney.com

OTHER OFFICES
 1st Floor, Montgomery House, 29-33 Montgomery Street, Belfast, BT1 4NX.
 Tel: +44 2890 501 501 Fax: +44 2890 501 505 Email: property@lisney-belfast.com
 1 South Mall, Cork. Tel: +353 21 427 5079 Fax: +353 21 427 2405
 Email: cork@lisney.com

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