

ON THE INSTRUCTION OF MONDELEZ

SUPERB MODERN INDUSTRIAL PREMISES & SITE UNIT 3, SOUTH CITY BUSINESS PARK, TALLAGHT, DUBLIN 24



01-638 2700

- Superb detached manufacturing facility of approximately 5,028 sqm including approximately 1,481 sqm offices, situated on a site of approximately 2.14ha (5.30 acres).
- Located within one of Dublin's premier business parks, a Rohan Development.
- Approximately 0.25 km south of Tallaght town centre approximately 2.5 km west of the M50/N81 junction and approximately 9 km south west of Dublin city centre.
- Offers excellent connectivity to the M50 all main arterial routes leading to the north west and south of the country.
- 12 m eaves, 2 loading doors and 2 docks.





LOCATION

The property is situated within South City Business Park which lies on the southern side of the N81 approximately 2.5 km south west of the N81/M50 junction.

South City Business Park was developed during the mid 2000's by Rohan Holdings and is a superbly managed and modern park accessed directly off the Whitestown Road and adjoins Whitestown IDA Business and Technology Park, located just behind the Maldron Hotel and Woodies opposite Shamrock Rovers soccer ground.

The property benefits from a superb location and connectivity to the main road network with access to the outer relief road from the N81 through to Citywest and the M7 motorway leading to the south of the country as well as excellent accessibility to the M50 and outer relief road through to Lucan and onto the N4 heading west and to the north of the country.

Other occupiers within the park include Dulux Paints, Kings Laundry, Johnson & Perrott Fleet and Moy Materials.

THE PROPERTY

There are three storey offices to the front and production area/warehouse floor to the rear all situated on a site of 2.14 hectares (5.3 acres).

The property is accessed directly off the main road with an access point to the front for car parking for the offices and to the rear for the loading/unloading and yard area.

The property offers excellent expansion room to the west side of the building subject to planning permission. It may have the capability of increasing the size of the building to approximately 10,000 sqm.

The three storey office accommodation to the front has plastered and painted walls, suspended ceilings, recessed lighting and perimeter trunking. There are double glazed aluminum framed windows throughout.

The entire facility is of steel portal frame construction with concrete block infill walls to 2 metres and double skin insulated metal decking to the remainder, all under a double skin insulated pitched metal deck roof.

The production area or warehouse floor has a concrete floor, 12 m eaves, sodium bulb lighting and is accessed via two dock levelers and two loading doors.

At present the property is divided into sections for the purposes of manufacturing (chewing gum pellets) and with separate concrete floored mezzanines.

SERVICES

We understand that all main services are supplied and connected to the property which include: water, electricity (3 phase), drainage, sewage, telephone/broadband and gas.

The property is serviced by an on-site water tank feeding a sprinkler system and pump house.

Further specification in relation to the plant can be supplied

RATES

We understand the current RV for the property is 525,000 with a rates bill for 2015 of €85,050.

SERVICE CHARGE

We are informed the service charge for 2015 is €12,570 plus VAT @ 23%.

TOWN PLANNING

The property is situated in an area that is zoned objective C3 “to facilitate opportunities for manufacturing, research and development facilities, light industry and employment and enterprise related uses in industrial areas and business parks” protect, provide and improve employment related uses” under the South Dublin County Council Development Plan 2010-2016.

ACCOMMODATION

Description	Sqm	Sqft
Ground floor warehouse/production area incl. pallet store, tank farm and boiler house.	3,547	38,179
Three storey offices.	1,481	15,941
Total Gross External Floor Area	5,028	54,120
1st Floor Mezzanine	612	6,588
2nd Floor Mezzanine	1,042	11,216
3rd Floor Mezzanine	498	5,360





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BER INFORMATION

BER: C2.
BER No: 800450470.
EPI: 634.58 kWh/m²/yr.

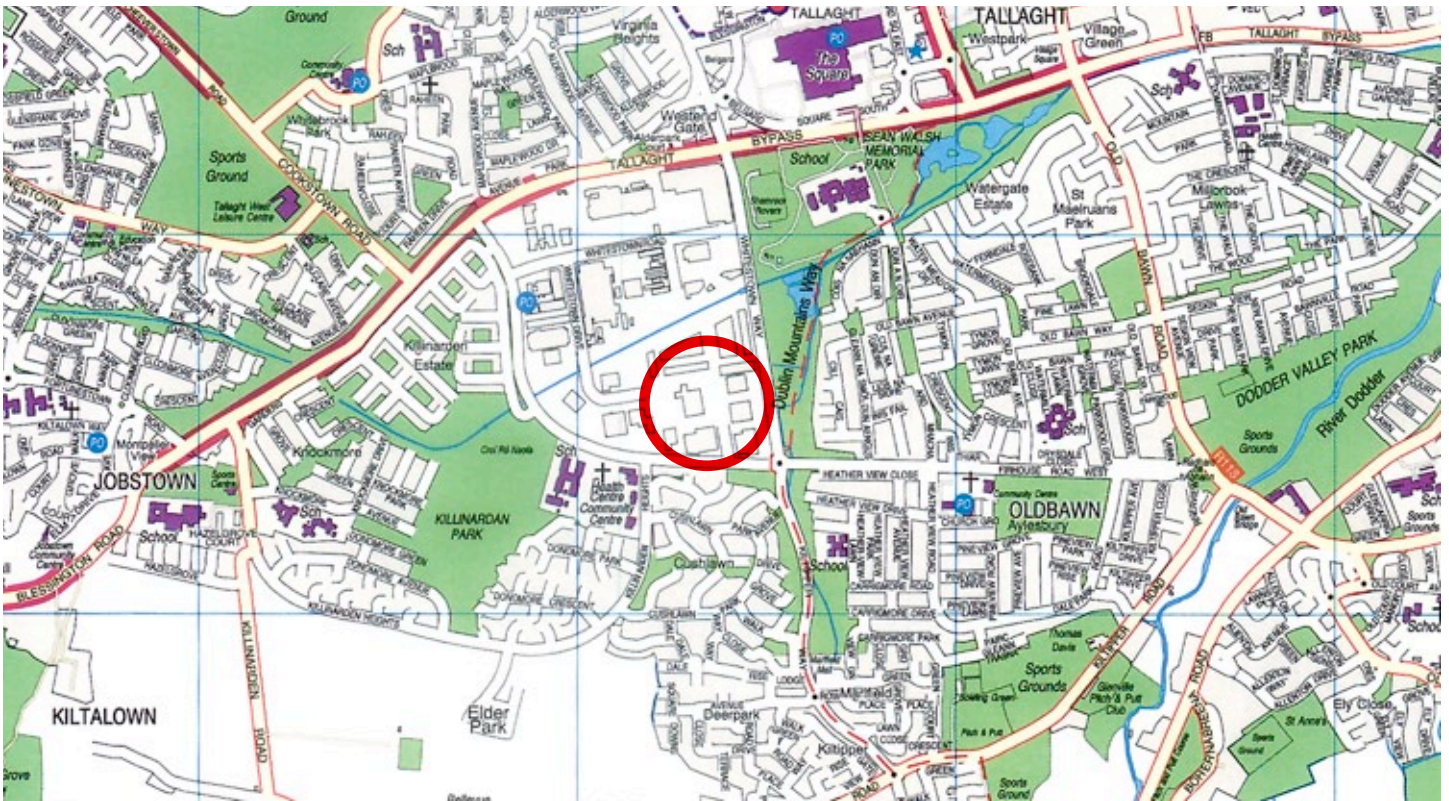
FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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We are of the opinion that this is one of the finest modern industrial/former manufacturing facilities to come on the market in the recent times and we believe it will be of interest to both owner occupiers from a wide base of uses as well as to investors and potentially developers.



Ref: xxxxxx

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