

TANDY LANE,
LUCAN, CO. DUBLIN



01-638 2700

- Excellent detached light industrial/storage premises of approximately 329 sqm.
- Situated on a secure site providing excellent car parking and yard space.
- Located on the northern side of the N4 Lucan Bypass within minutes of Lucan Main Street and approximately 9km west of Dublin city centre.
- Tenanted until April 2015, producing an income of €18,000 per annum. (Tenant not affected).



LOCATION

The property is situated on the southern side of Lucan village, adjacent to the N4 Lucan Bypass within minutes of the N4/M50 intersection, approximately 9km west of Dublin city centre. The property benefits from excellent public transport infrastructure with numerous bus routes to Lucan village and Adamstown Arrow Station.

DESCRIPTION

The property comprises a detached light industrial/storage premises of concrete portal frame construction with concrete block infill walls under a pitch double skin insulated metal deck roof incorporating translucent roof lights. The warehouse has the benefit of wall mounted radiators, a floated concrete floor, fluorescent strip lighting and double glazed aluminium framed windows and doors. The single storey office/service block is finished with suspended acoustic tile ceilings, painted fair faced block walls, tiled covered concrete floors and wall mounted radiators.

The property benefits from a gas fired central heating system, both intruder and fire alarm systems and a CCTV system.

The site is fully secured with palisade fencing and provides excellent car parking/yard accommodation.

ACCOMMODATION

The approximate floor areas are as follows:

Description	SqM
Warehouse	198.57
Single storey office/service block	123.43
External projection	6.75
Total gross external area	328.75

PRICE

On application.

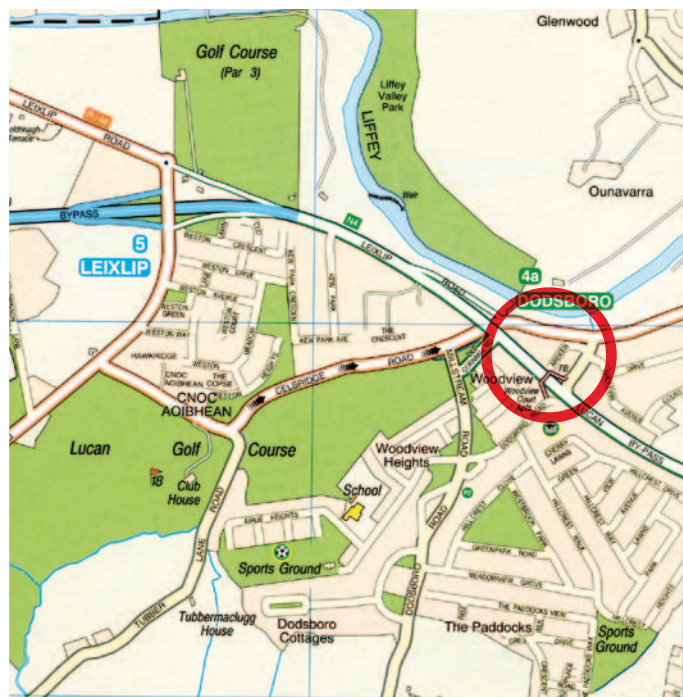
BER INFORMATION

BER: D1
 BER No: 800208670
 EPI: 470.24 kWh/m²/yr.

VIEWING / FURTHER INFORMATION

To arrange a viewing or to request further information, please contact:

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