

ON THE INSTRUCTIONS OF DAVID CARSON DELOITTE RECEIVER AND MANAGER

**APPROX. 1.14 HA (2.82 ACRES)
SITE & BUILDINGS, KILLEEN ROAD, DUBLIN 10**



01-638 2700

- Site area approx. 1.14 hectares including approx. 417 sqm of office accommodation, industrial premises plus open sided sheds
- Majority freehold title
- Excellent profile site located at the entrance to Park West Business Park, off Killeen Road
- Suit a wide range of users such as petrol station, subject to planning permission
- Zoned Z6 Enterprise & Employment





Naas Road/N7



Nearby Luas



LOCATION

The property is located to the north of 7th Lock, just off Killeen Road & Park West Road, approximately 7.2 kilometres south west of Dublin city centre and is adjacent to the M50/Naas Road (N7) Interchange and Park West Business Park.

There are three site entrance gates onto the site, one on Killeen Road and two on Park West Road. The property benefits from it's excellent profile and there is considerable passing traffic.

DESCRIPTION

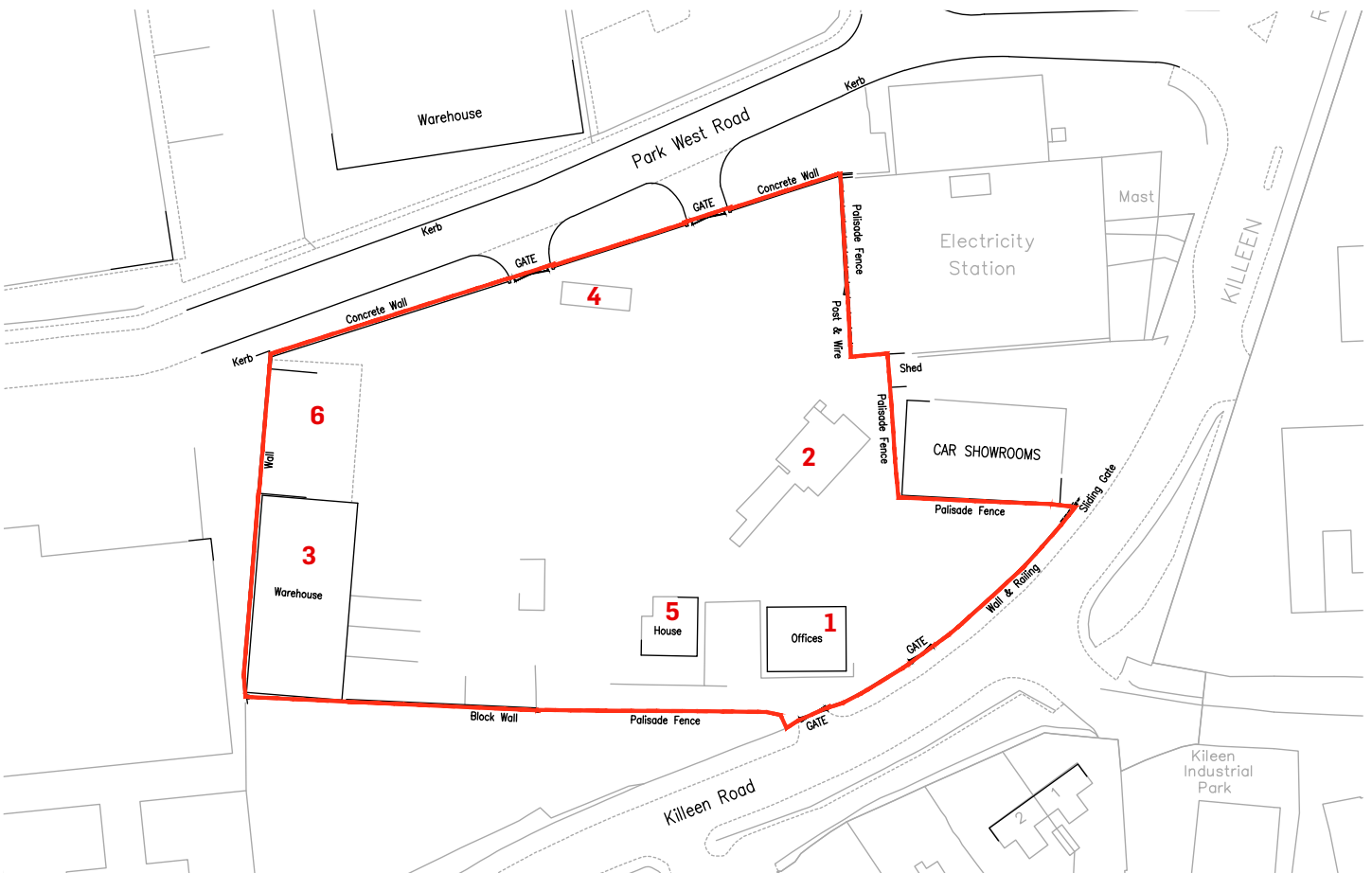
The property comprises a former concrete batching plant with ancillary office and storage accommodation, all situated on a site of approx. 1.14 ha. Comprising two-storey office space approx. 181.5 sqm and single storey Portacabin office 235.5 sqm.

Within the western part of the site there is an industrial unit of approx. 696.8 sqm with block walling and cladding to walls and roof. This building currently houses a concrete batching plant. The hard standing concrete yard to the front of the building contains a number of aggregate storage bays. The site also contains a workshop 184.2 sqm with gantry crane and service pit. Loading access to this unit is through steel roller shutter door. Three phase power and lighting are provided. There is an unoccupied dwelling 100 sqm on site consisting of 3 bedrooms, kitchen, living room, bathroom with gas central heating.



ACCOMMODATION

Description	SqM
1. Two Storey Offices	181
2. Portacabin Offices	235
3. Batching Plant	696
4. Workshop	184
5. Former Dwelling	100
6. Open Sided Sheds	447



PLANNING STATUS

Planning permission was obtained for the concrete batching plant to be accommodated within an industrial building, vehicular access and all associated site development works and car parking at 7th Lock, Killeen Road, Dublin 10. (Plan. Ref. No. 0600/02).

The on site office buildings were permitted under P. Ref. 6252/06.

ZONING

Dublin City Development Plan 2016–2022

Zone Z6: Employment/Enterprise Zones

GZT Zone: C2.1 - Industrial, enterprise, employment

Permitted in Principle

"Abattoir, Advertisements and Advertisement Structures, Boarding Kennels, Enterprise Centre, Fuel Depot, Heavy Vehicle Park, Home Based Economic Activities, Industry – General, Industry – Light, Industry – Special, Office – Based Industry, Offices less than 100 sq.m, Open Space, Petrol Station, Public Services, Recycling Facility, Refuse Transfer Station, Science & Technology Based Enterprise, Scrap Yard, Service Garage, Shop – Local, Transport Depot, Traveller Accommodation, Warehousing, Wholesale Outlet".

TITLE

Majority is Freehold registered and unregistered title as well as part possessory title.

VIEWING

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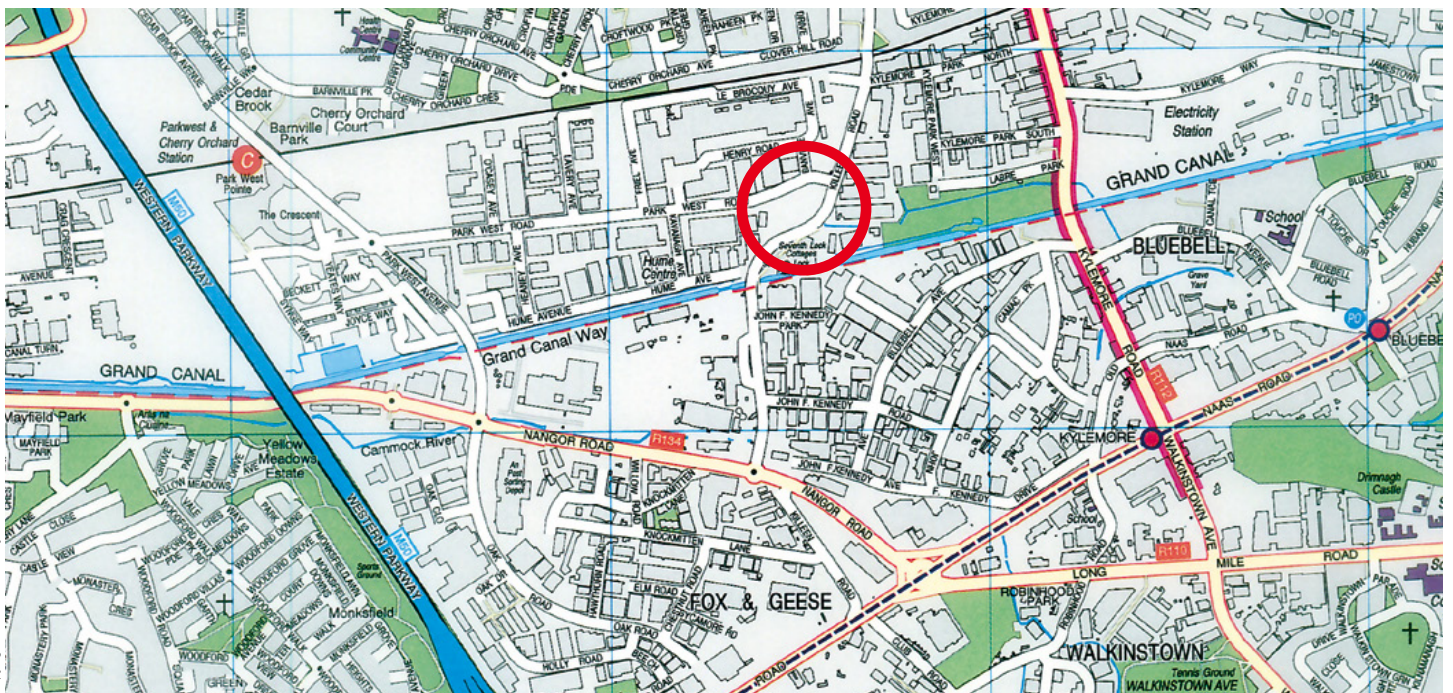
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