

UNIT 2, DUNBOYNE INDUSTRIAL ESTATE, DUNBOYNE, CO. MEATH



01-638 2700

- The property is located within Dunboyne Industrial Estate which lies on the northern side of Dunboyne Village approximately 1.5km from the M3 Motorway.
- The location benefits from excellent accessibility approximately 6km west of the M3/M50 junction and approximately 20km North West of Dublin city centre.
- The property comprises a detached industrial building of approx. 859 sq. m. with single storey offices to the front and excellent yard area to the rear.
- Title: Freehold.
- Available on flexible lease terms.





LOCATION

The property is located within Dunboyne Industrial Estate which lies on the northern side of Dunboyne Village approximately 1.5km from the M3 Motorway and approximately 6km west of the M3/M50 junction, approximately 20km North West of Dublin city centre.

The location benefits from it's ease of access via the M3 to the M50 and to the north, west and south of the country. Dublin Port Tunnel is approx. 9km to the north and Dublin Airport is approx. 10km. Facebook have just recently completed the datacentre in nearby Clonee while the Shire Pharmaceutical facility is under construction. Well known occupiers in the estate include 2468, Scott Bader and Dunboyne College.

DESCRIPTION

The property comprises a detached industrial building situated on its own site to the southern side of the estate road within Dunboyne Industrial Estate. The building is of steel portal frame construction with concrete block walls to approximately 3metres and single skin metal decking to the remainder all under a double skin



Nearby M3 Parkway - Park & Ride Train Station

insulated pitched metal deck roof incorporating translucent roof lights.

To the front there is a single storey office section which is of concrete block construction rendered externally in red brick under a flat roof with double glazed aluminium framed windows throughout.

The warehouse area is accessed via two roller-shutter doors and has a concrete floor and an eaves height of approximately 4.78metres.

Outside to the front there is good car parking while to the side there is access to the two roller-shutter doors and a further site area to the rear which is laid out in hard core allowing for excellent additional parking or outside storage.

ACCOMMODATION

| Description | Sqm | Sqft |
|-----------------------|------------|--------------|
| Warehouse | 765 | 8,234 |
| Single storey offices | 94 | 1,012 |
| Total | 859 | 9,246 |

The site area comprises approximately 0.30ha (0.74 acres).

TITLE

We are informed the property is in freehold under one folio MH43453F and is described as 0.30ha (0.74 acres).

LEASE TERMS

The property is also available to lease on flexible terms.

ASKING PRICES

€625,000 or €59,000 per annum.



SERVICES

The main services supplied and connected to the property include; water, electricity, drainage, sewerage and telephone.

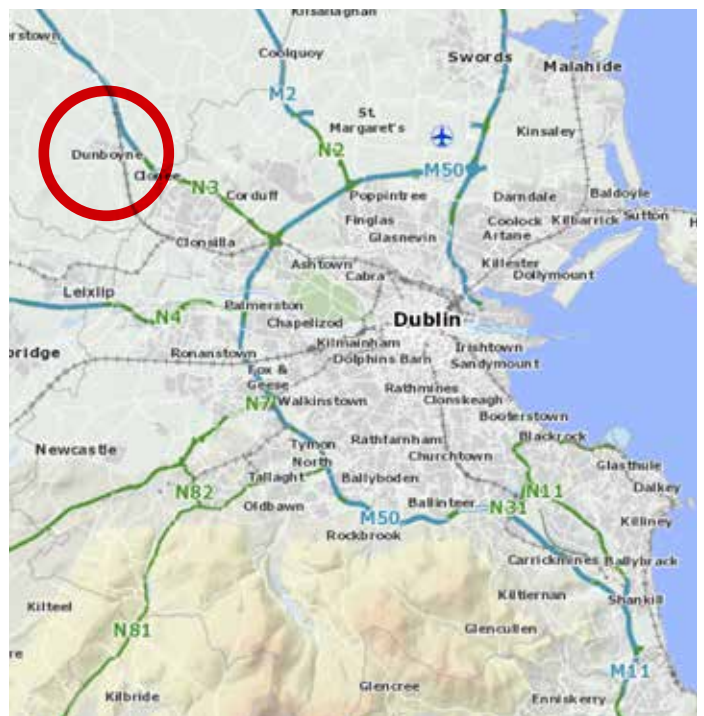
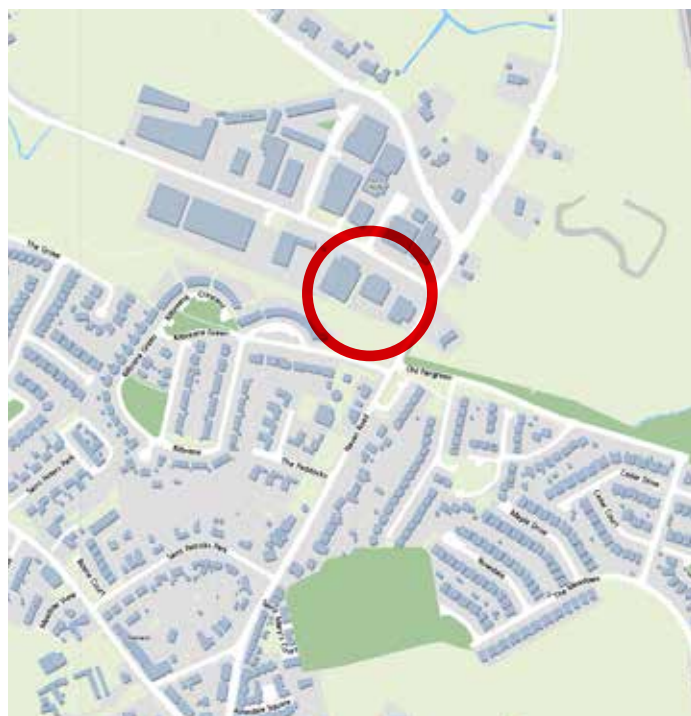
BER INFORMATION

BER: D1
 BER No. 800663916
 EPI: 441.09 kWh/m²/yr

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.
 For further information please contact:

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848

