

EXCELLENT INDUSTRIAL OPPORTUNITY FOR OWNER OCCUPIERS & INVESTORS.

UNIT A14 & A15 KINGSWOOD BUSINESS PARK,
DUBLIN 22. , D22 EN82



UNIT A14

01-638 2700

- Two modern business units extending to 445 sqm & 715 sqm.
- Unit A14 to be sold with Vacant Possession.
- Unit A15 currently producing a rent of €31,820 per annum with reversionary potential.
- Strategically situated in well managed business park near the N7 (Junction 2 Kingswood) and M50 motorway.
- 15 Car Parking spaces per unit



UNIT A15

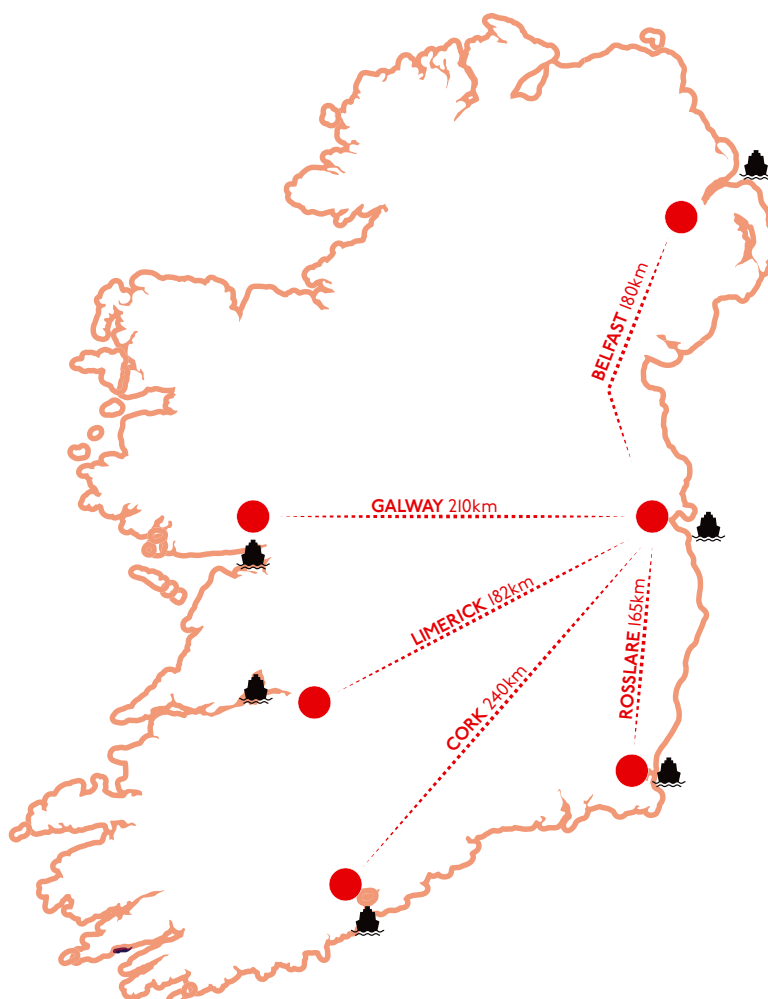
LOCATION

Kingswood Business Park is situated close by to all major arterial routes and is easily accessed via southbound and northbound exits of the N7 at Junction 2 (Kingswood) or via the Naas Road/Kingswood interchange. A highly desirable commercial location situated near to both the Outer Ring Road and M50 via the N7 Red Cow interchange.

Destination	Distance (kms)
Citywest	4
Dublin City Centre	13.5
Junction 9 (M50 / Naas Road)	5
Cork	240
Limerick	180

Transport links are provided by the M50 Motorway directly to the east, the Luas red line, together with several bus routes. The park can be easily accessed via north/southbound of the N7 at Junction 2 (Kingswood). The surrounding area is comprised of a range of High Technology, Pharmaceutical, manufacturing occupiers.

Notable occupiers within the area include Google, Microsoft, MJ Flood, Cuisine de France, Home store & More and United Drug.





DESCRIPTION

The overall scheme at Kingswood Business Park incorporates 43 light industrial units. Units I4A & I5B are of steel portal frame construction with a mixture of pre-cast concrete and concrete block in fill walls rendered externally in a double skin insulated metal deck cladding to both walls and roof.

Accommodation on both units consists of a two-storey office section to the front of the property, which benefits from double-frontage and warehouse accommodation to the side/rear. The warehouse section is accessed via one grade roller shutter door, has a clear internal height of 7.5 metres, sealed concrete floor and sodium lighting.

Unit A14

- Vacant Possession.
- The offices on ground and first floor are currently in shell and core.
- The floor to ceiling height on the first-floor level is 3.5m.
- 15 Car Parking Spaces.
- Granted planning permission for conversion into predominantly office space (Planning Permission Application No: SD17A/0462).

UNIT A15

Tenancy Information

- **Tenant:** Viaflor.
- **Tenancy Commencement Date:** April 2018.
- **Lease Length:** 3 Years
- **Passing Rent:** €31,820 per annum.

Copy of lease available upon request.

ZONING

Under the South Dublin County Development Plan 2016 – 2022, the scheme is zoned Objective EE (Enterprise & Employment – that is to provide for Enterprise & Employment related uses. Uses permitted in principle include Industry – General, Industry – Light, Industry – Special, Office Based Industry, Science and Technology Based Enterprise, Service Garage, Warehousing, Wholesale Outlet.

TITLE

Freehold/Long Leasehold.

SERVICES

We understand that all main services including electrical, water and drainage are available to both of the units.

ASKING PRICE

€975,000 (exc)

FURTHER INFORMATION / VIEWING

Viewing is strictly by arranged appointment only.

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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. Lisney PSRA No. 001848.

