

FOR SALE / TO LET

Unit 39, Airways Industrial Estate, Boeing Road, Santry, Dublin 9



Detached Warehouse / Office Headquarters Facility extending to approx. 2,140 sq. m (23,036 sq. ft)

Property Highlights

- Detached warehouse / office headquarters facility of 2,140 sq. m. (23,036 sq. ft)
- Situated on a site size of 0.36 ha (0.91 acres)
- Located just off the Swords Road in Santry, just minutes from Dublin Airport
- Clear internal height of approx. 7.53 m, rising to 8.96 m at the apex
- Loading access is via 2 no. grade level doors
- Excellent opportunity for an incoming occupier to customise a building according to their specification

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PSRA No.: 00222



Location

Unit 39 is located just off Boeing Road which is part of Airways Industrial Estate, and is located just off the Swords Road in Santry.

The estate is approximately 3.5 km away from Dublin Airport and 10 km from Dublin City Centre. The M50 (Junction 3) is approximately 3.5 km away, thus providing ease of access to all main arterial routes to and from Dublin City Centre.

Neighbouring estates include Furry Park, Airport Business Campus and North Ring Business Park. The immediate locality is host to occupiers such as DB Schenker, DPD Couriers, Maxol Lubricants and Fedex.

Description

- The property comprises of a detached warehouse / office headquarters facility extending to 2,140 sq. m (23,036 sq. ft) on a site of 0.36 ha (0.91 acres).
- The property consists of a steel portal frame construction with a double skin metal deck roof (incorporating translucent panels) over.
- The property consists of a mixture of partial height / full height concrete block walls with architectural cladding to the perimeter of the property.
- Loading access is via 2 no. grade level roller shutter doors.
- Clear internal height of 7.53 m, rising to 8.96 m at the apex.
- There is 2 storey office accommodation located to the front of the property, extending to 1,732 sq. m (18,643 sq. ft).

Zoning

Under the Fingal County Council Development Plan 2017 – 2022, the property is zoned “Objective GE”, which is to provide for the creation and protection of enterprise and facilitate opportunities for employment creation.

Uses permitted include Builders Provider / Yard, Enterprise Centre, Fuel Depot / Fuel Storage, Vehicle Sales Outlet, Warehousing and Wholesale.

Schedule of Accommodation (GIA)

| Accommodation | Size (sq m) | Size (sq ft) |
|---------------------|--------------|---------------|
| Warehouse | 408 | 4,392 |
| Ground Floor Office | 866 | 9,322 |
| First Floor Office | 866 | 9,322 |
| Total Area | 2,140 | 23,036 |

BER Details

BER Rating:- G

BER Number:- 800599631

Energy Performance Indicator:- 1451.23 kWh/m2/yr
4.93

Rent / Price & Outgoings

- Rent - POA
- The rateable valuation for the property is €340,000. The South County Dublin rates multiplier is 0.147. Rates payable are €49,980 per annum.

Viewings

View by appointment with the sole agents Cushman & Wakefield.

