

FOR SALE – BY PRIVATE TREATY

(Tenant Not Affected)

Unit 9 Kinsealy Business Park,
Kinsealy Lane, Kinsealy, Co. Dublin



Property Highlights

- Mid-terrace office warehouse unit extending to approx. 204 sq m (2,200 sq ft)
- Situated in a residential area adjacent to Malahide Road
- Currently occupied by Oasis Limited on a 3 year lease from September 2017, who are paying €17,500 per annum
- Fitted out as an office suite on ground and first floor
- Dedicated car parking provided
- Excellent investment / owner occupier opportunity

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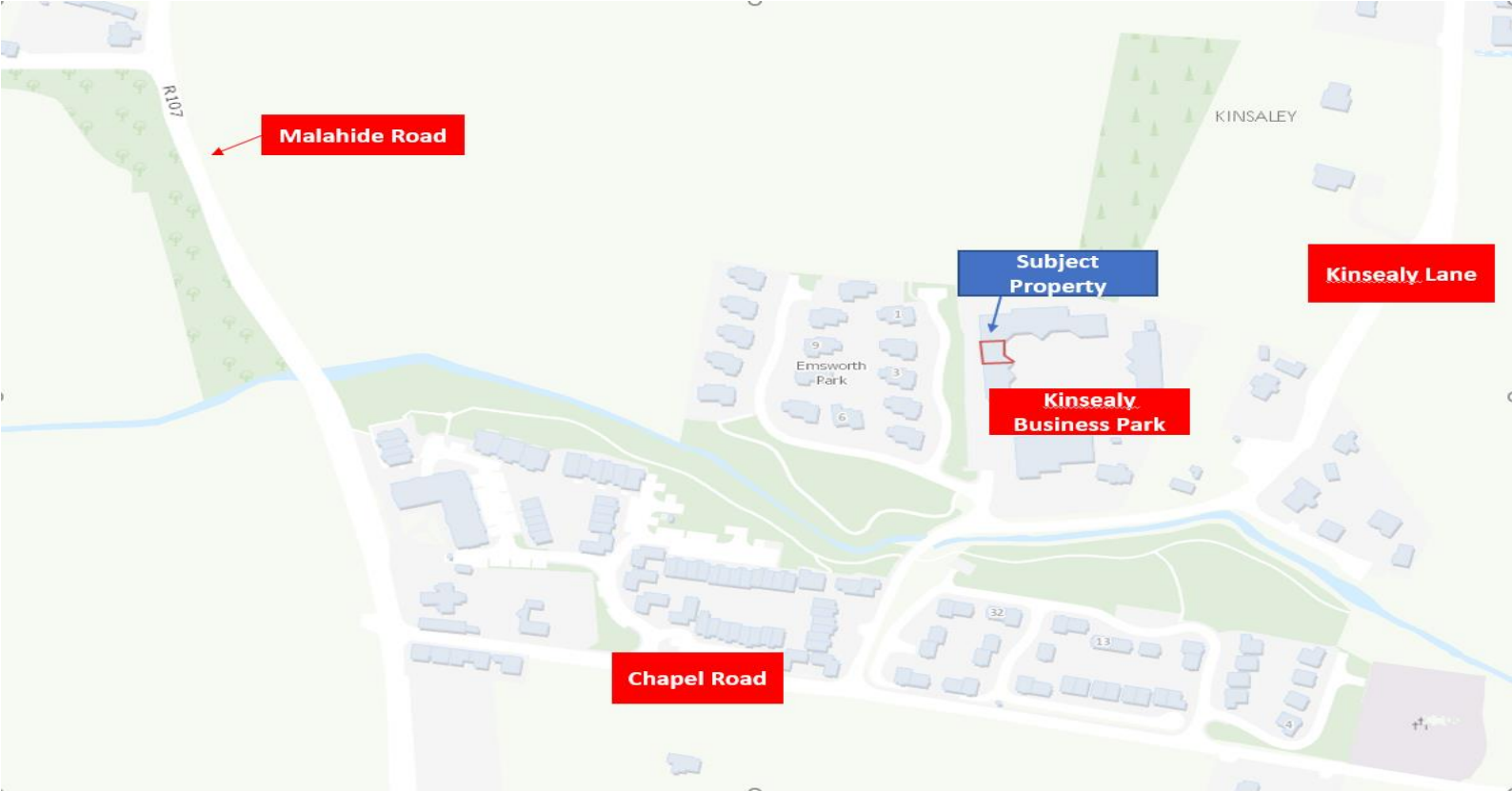
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Location

Kinsealy Business Park is a small secure business park located off Kinsealy Lane. It is situated in a residential area of North County Dublin adjacent to Malahide Road. The business park can be easily accessed via the M1 Motorway and runs parallel to Dublin Airport which is just 6km away. The park is 12km from Dublin City Centre. Northern Cross is located less than 3km away. The business park is situated in close proximity to Airways Industrial Estate, Clonshaugh Business & Technology Park and Malahide Road Industrial Estate.

Description

- Mid-Terrace enterprise unit of approx. 204 sq m (2,200 sq ft)
- The property comprises a concrete block frame construction with a twin skin insulated metal deck roof over
- Internal security shutters at ground floor level
- Loading access is via 1 no. small electric roller shutter door
- The office accommodation is laid out in an open plan and cellularised format

- The office accommodation is finished to include painted & plastered walls, carpet floors, suspended ceilings incorporating fluorescent tube box lighting, perimeter trunking with power/data sockets, electric storage heaters in addition to 2 no. WC's.

Schedule of Accommodation

Accommodation	Area (Sq M)	Area (Sq Ft)
Ground Floor Office	102.2	1,100
First Floor Office	102.2	1,100
Total Floor Area (GIA)	204	2,200

Guide Price

€250,000 (exclusive of purchasers costs)

Rates and Service charges

Service Charge = Approx. €1,250 per annum

Commercial Rates = €3,836.70 per annum (2019)

BER Details

BER: C1

BER No. 800703282

Energy Performance Indicator: 460.95 kWh/m²/yr
1.07

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