

For Sale (By Private Treaty)

Units 1 & 2, Kylemore Business Park,
Kylemore Way, Dublin 8



4.62 acre Industrial Site that contains two detached Warehouse Facilities that extend to approximately 8,932 sq m (96,145 sq ft) GEA

Property Highlights

- The industrial site features two separate warehouse facilities, with a combined total area of approximately 8,932 sq m (96,145 sq ft).
- Unit 2 holds a Waste Facility Permit from Dublin City Council, allowing the acceptance, segregation, processing and onward shipment for further processing or disposal of up to 50,000 tonnes of waste per year.
- Conveniently located just off the Naas Road, approximately 8km from the N7/M50 junction at Red Cow.
- The property offers a generous site of 4.62 acres, including ample parking and loading areas on-site.
- The site is zoned 'Z6' Employment/Enterprise under the Dublin City Development Plan 2022 - 2028

Contact

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Location

- The site can be accessed directly off the Naas Road to the east and from Kylemore Way to the west. This is a renowned Industrial location within the city, located near various other established estates including Jamestown Industrial Estate and West Link Industrial Estate.
- The site enjoys excellent transport links with the M50 Motorway and N7 National Road, both within 8km of the property.
- The Luas red line service is less than a 5-minute walk from the premises, facilitating regular access to and from the City Centre.
- Dublin Airport is situated approximately 20km to the north-east and the Dublin Port Tunnel is approximately 8km east.

Description

- Unit 1 comprises a detached industrial facility with two-storey office accommodation that extends to approximately 7,699 sq m (82,880 sq ft) GEA.
- The industrial section features block in-fill walls at the base, with steel portal frames extending midway up. The office accommodation at the front includes concrete block in-fill walls reaching full height. The roofing comprises a mix of twin skin insulated asbestos and a newly installed metal deck, both of which incorporate Perspex roof lighting.
- Unit 1 features a clear internal height of approximately 9.49 m with a rise to the apex of 15.5 m.
- Unit 2 spans 1,232 sq m (13,265 sq ft) and consists of a detached industrial facility with a steel portal frame, surrounded by a large yard area. The unit has a clear internal height of 8.39 m, rising to 10.39 m at the apex.

- The industrial facilities are situated on a large site covering 4.62 acres. There is an accessible yard space at the rear of the property and a sizable car park next to the units.

Waste Licence Permit – Unit 2

- The property has a Waste Facility Permit from Dublin City Council, which authorises the acceptance, segregation, processing and onward shipment of up to 50,000 tonnes of waste per annum including packing material, commercial and industrial waste construction & demolition waste and municipal solid waste.
- The waste licence permit has an expiry date of the 09/06/27. Further details regarding the licence can be obtained upon request.





Accommodation Schedule

Unit 1 - GEA	sq m	sq ft
Warehouse	6,673	71,827
GF Office Accommodation	513	5,527
FF Office Accommodation	513	5,527
Total Area	7,699	82,881
Temporary mezzanine Floor Area	327	3,519
Unit 2 - GEA	sq m	sq ft
Warehouse	1,186	12,771
Office Accommodation	46	495
Total Area	1,232	13,261

Zoning

- Under the Dublin City Development Plan 2022 – 2028, the property is zoned for 'Z6' Employment/Enterprise, which is to provide for the creation and protection of enterprise and facilitate opportunities for employment creation.
- Permitted uses include civic and amenity/recycling centre, enterprise centre, household fuel depot, industry (light), mobility hub, office, office-based industry, open space, park and ride facility, public service installation and wholesale outlet.





Services

We have assumed that all services, including electrical, water and drainage are available to the property.

BER

BER Rating: C1

BER Number: 801057316

Energy Performance Indicator: 145.98 kWh/m²/yr
1.06



Asking Price

Price on application.

Viewings

View by appointment with sole agent Cushman & Wakefield.

