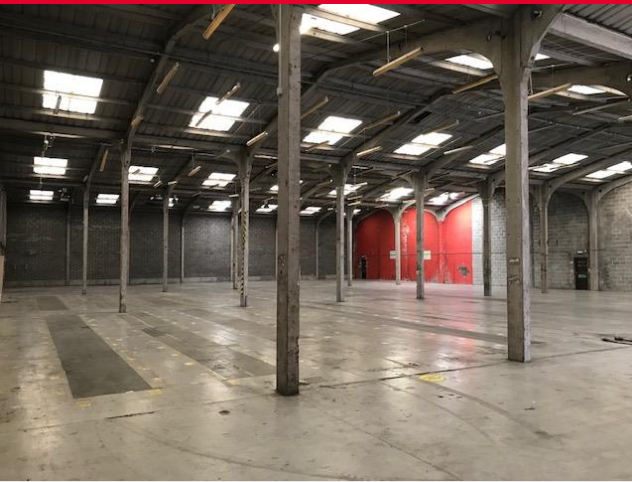


FOR SALE (By Private Treaty)

**Unit B1, Cookstown Business Centre
Cookstown Industrial Estate, Tallaght
Dublin 24**



**End of Terrace Warehouse Unit of approximately
2,355 sq m (25,349 sq ft)**

Property Highlights

- The property is situated within the wider Cookstown Industrial Estate, which is approximately 1.9km southwest from the M50 Motorway
- The unit is approximately 9km southwest of Dublin City Centre.
- Two storey offices and staff facilities are provided to the front elevation of the building
- Loading access is via 2 no. roller shutter doors
- For Sale at €3,000,000

Contact

Brendan Smyth

Email: brendan.smyth@cushwake.com

Tel: +353 (0)1 639 3383

Nicola Gilleece

Email: nicola.gilleece@cushwake.com

Tel: +353 (0)1 639 9384

Marc Kelly

Email: marc.Kelly@cushwake.com

Tel: +353 (0)1 639 9258

Cushman & Wakefield
164 Shelbourne Road
Ballsbridge, Dublin 4
Ireland

Tel: +353 (0)1 639 9300

cushmanwakefield.ie



Location

The property is situated within the wider Cookstown Industrial Estate, which is approximately 1.9km southwest from the M50 Motorway (Junction 10) and 3.5km from the N7 / Red Cow Interchange (Junction 9). Dublin City Centre is approximately 12.7km from the estate. The Square Tallaght and Belgard Retail Park are approximately 1.4km and 1.9km away respectively. The unit is approximately 9km southwest of Dublin City Centre.

The surrounding area is predominantly commercial in character with a mix of retail, office and commercial occupiers. A number of industrial estates are in close proximity including Airton Road Industrial Estate, Broomhill and Hibernian Insurance Industrial Estates. Other occupiers in the area include LED Lights Dublin, Richard Nolan Civil Engineering Limited, K Tech Security and Liffey Plastics Limited.

Description

- The subject property consists of an end of terrace warehouse extending to approximately 2,355 sq m / 25,349 sq ft.
- The property comprises of a concrete frame construction with an asbestos roof (incorporating translucent panels) over.

- Internally the warehouse is completely open plan with a mix of full height concrete block walls.
- There is a two storey office accommodation located to the front of the unit with the general specification consisting of a reception area, a mix of open plan and cellular office accommodation, a canteen area and both male and female WC's on both floors.

Description

Accommodation	Size (sq m)	Size (sq ft)
Warehouse	1,680	18,072
Ground Floor Office	340	3,660
First Floor Office	335	3,605
Total	2,355	25,349

BER Details

BER Rating: D1

BER No: 800843930

Energy Performance Indicator: 417.08 kWh/m²/yr
1.59

Commercial Rates

€10,929.60 per annum (2022)

Guide Price

€3,000,000 (exclusive of all purchaser costs)



Conditions to be noted: A full copy of our general brochure conditions can be viewed on our website at <https://property.cushmanwakefield.ie/disclaimer> or can be requested from your local Cushman & Wakefield office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration Number: 002222.