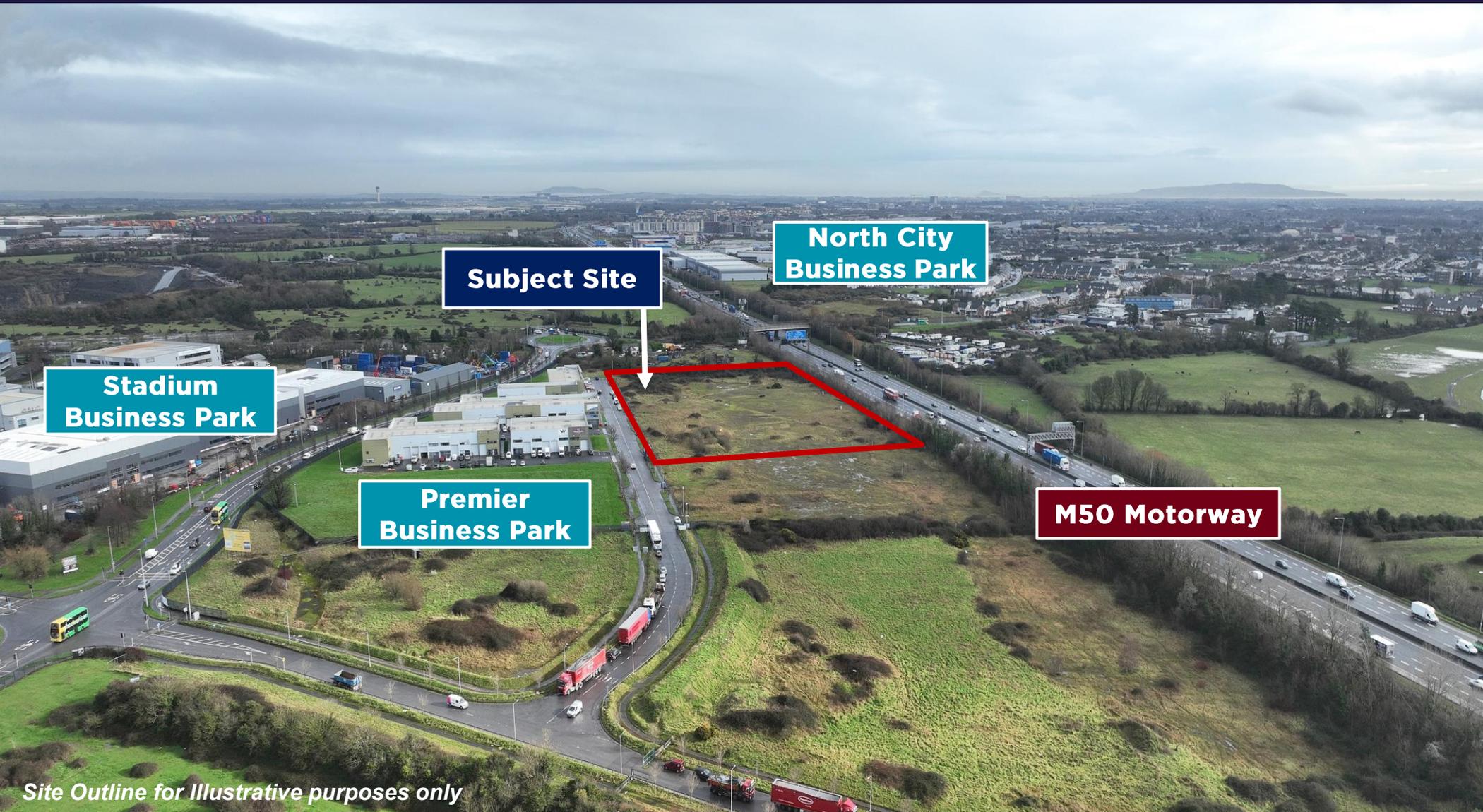


FOR SALE – PRIME INDUSTRIAL DEVELOPMENT OPPORTUNITY

6.38 Acre Site at Premier Business Park, Ballycoolin, Dublin 11



Site Outline for Illustrative purposes only

LOCATION & DESCRIPTION

LOCATION MAP



DRIVE TIMES

Dublin City Centre	25 Minutes / 11 km
Dublin Airport	20 Minutes / 12 km
Dublin Port Tunnel	16 Minutes / 15 km
M50 Motorway, Junction 9 (N7)	16 Minutes / 15 km
M50 Motorway, Junction 3 (M1)	10 Minutes / 7 km

LOCATION

- The property is strategically located within Premier Business Park, located on the northern side of the M50 Motorway, just west of the Cappagh Road / M50 overpass and directly off the Ballycoolin Road.
- The site is easily accessible to the M50 motorway via the N3 Navan Road and the M2 Ashbourne bypass. This prime location offers seamless motorway connectivity via Junction 5 and 6 of the M50, providing direct and rapid access to Dublin Airport (12km), Dublin Port Tunnel (23km) and key national routes including the M1, M2 & M3. The Cappagh Road also provides excellent access to Glasnevin, Phibsborough and Dublin City Centre which are all just minutes away.
- There are several Dublin Bus routes nearby, including the 220, 40D, 38A to ensure ease of access into Dublin City Centre.
- The Ballycoolin / Damastown industrial corridor is surrounded by many high-profile occupiers and industrial estates, including PayPal, Keppel, DFDS, DPD, Harvey Norman and Wincanton.

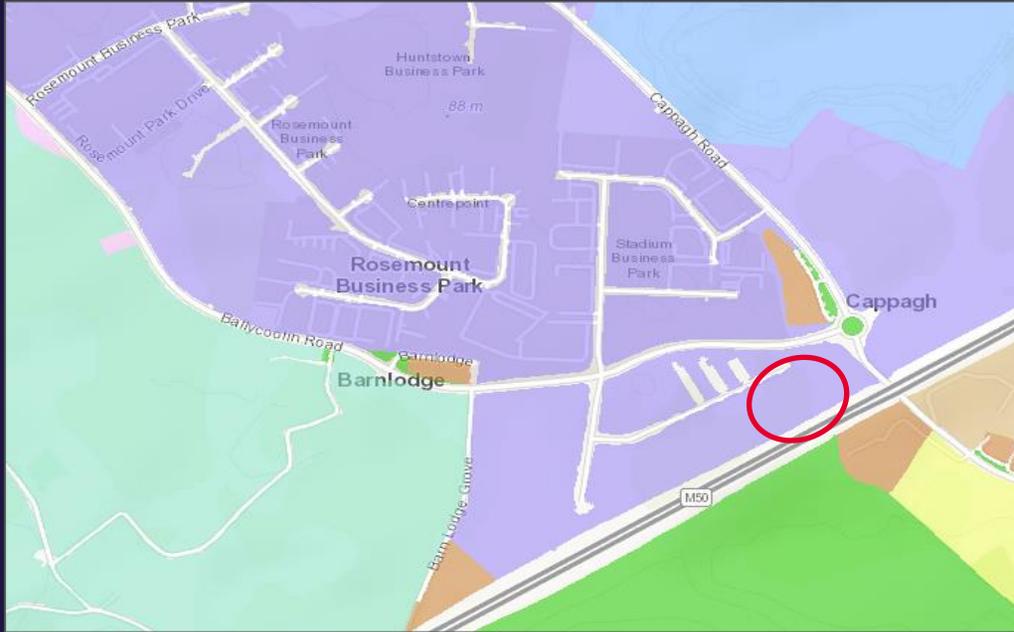


THE PROPERTY

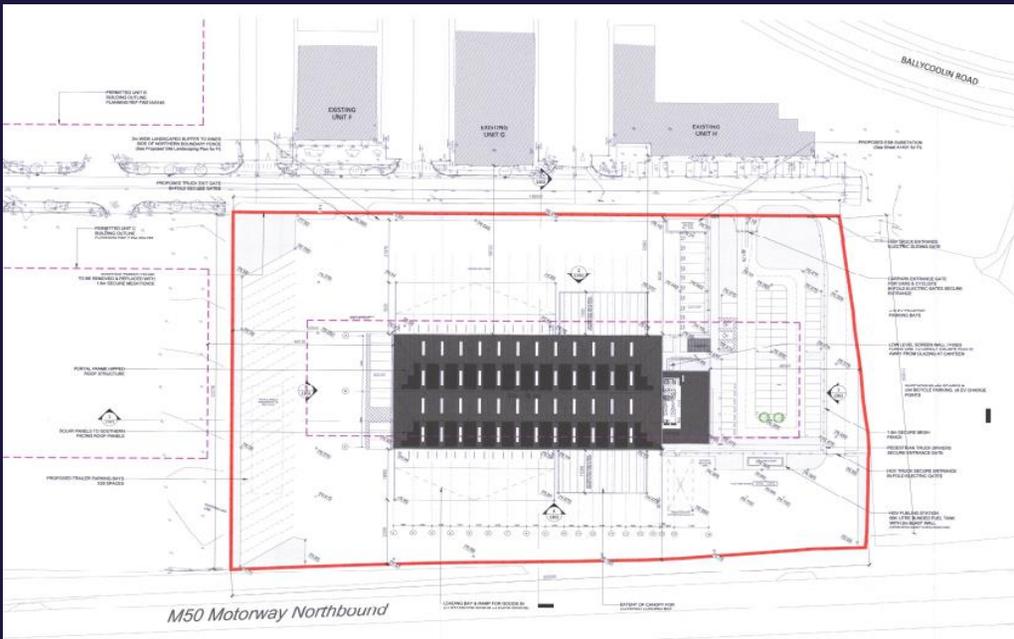
- Greenfield Development Site, which extends to approx. 2.58 Ha (6.38 acres) held in Folio DN194478L (*leasehold*).
- The greenfield site is regular in shape and has the benefit of a flat topography throughout.
- The site is easily accessed from the Ballycoolin Road, and we understand that services are readily available.
- The site is bound by a light industrial scheme to the north and by the M50 Motorway to the south.

ZONING & PLANNING HISTORY

ZONING MAP



Full Planning Permission (Planning Ref: FW23A/0399)



ZONING

- The subject property lies within the Fingal Development Plan 2022 - 2028.
- The subject site is zoned 'GE - General Employment' which aims to facilitate opportunities for compatible industry, logistics, warehousing, and general enterprise, ensuring high-quality, accessible, and well-designed employment areas.
- With respect to the zoning, the following uses are permitted in principle: a builders provider/yard; civic waste facility; enterprise centre; food, drink and flower preparation/processing; fuel depot or fuel storage; high-technology manufacturing; general and light industry; logistics; office ancillary to a permitted use; open space; petrol station; research and development; restaurant/café; local retail under 150 sq m; road transport depot; sustainable energy installations; telecommunications structures; training centre; utility installations; small and large vehicle sales outlets; vehicle servicing/maintenance garage; warehousing; waste disposal and recovery facilities (excluding high-impact uses); and wholesale.

PLANNING HISTORY

- The site received full planning permission from Fingal County Council in March 2024 for the following 4,195 sq m / 45,155 sq ft industrial development. Planning reference number is FW23A/0399.
- The duration of this planning permission is until 10th July 2027.

Schedule of Accommodation

Area	Sq M	Sq Ft
Warehouse	3,470	37,351
Ground Floor Office	375	4,036
First Floor Office	350	3,767
Total	4,195	45,155

CGI IMAGES

- Proposed 3D Images that accompany the planning application received by Fingal Co Council.
- CGI Images produced by RKD Architects.



Aerial Image



Site Outline for Illustrative purposes only

Method of Sale

For sale by Private Treaty.

Tenure

We understand the title is held leasehold.

Pricing

€4,020,000 (exclusive of VAT)

Inspections

Inspections and viewings of the property are strictly with the sole selling agent only.

Agent's Details

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Better never settles

Conditions to note: A full copy of our general brochure conditions can be viewed on our website s at www.cushmanwakefield.ie
We strongly recommend that you familiarise yourself with these general conditions. C&W PSRA Registration Number: 002222.