

TO LET

Units 2/3, Birch Avenue,
Stillorgan Business Park, Co Dublin



Detached Warehouse / Office Facility
Extending to approximately 2,279 sq m (24,535 sq ft)
GEA
Property Highlights

- Detached warehouse / office facility extending to approximately 2,279 sq m (24,535 sq ft).
- The property is constructed with a precast concrete frame and full-height concrete block in-fill walls, complemented with a newly installed metal deck roof with integrated lighting and new external cladding.
- Located approximately 1km from Junction 14 of the M50 and less than a ten-minute walk from the Stillorgan Luas stop.
- The warehouse has a clear internal height of approximately 6.1 m.
- Loading access is provided by 2 no. automated grade-level roller shutter doors at the rear and a single automated roller shutter door at the front of the property.
- The property boasts a substantial total site coverage of 1.33 acres which features ample parking and loading space to the rear.

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Location

The subject property is located on a prominent corner location of Birch Avenue within Stillorgan Business Park. This park is superbly located just off Junction 14 of the M50 (approximately 1km away) and 8km from Dublin City Centre. With the M50 being so nearby, the estate benefits from ease of access to the N11 headed towards Wexford / Wicklow, in addition to the wider M50 network. The property also benefits from close proximity to the Stillorgan Luas Stop (Green Line) which is less than a ten-minute walk from the property. The area is characterised by a mix of quasi-retail and trade counter-occupiers.

Notable occupiers in the area include World of Tiles, Screwfix, Chadwicks, O'Briens Wine, House & Garden, Helen Turkington, Brennan & Co Life Sciences, Elis Textile Services, Spirit Volvo, Spirit Premium and Mooneys Hyundai

Description

- The subject property comprises a self-contained warehouse/office facility of approximately 2,278 sq m. (24,519 sq ft) GEA.
- The property incorporates a precast concrete frame construction with concrete block in-fill walls to full height.
- The property has recently undergone refurbishment, which comprises the installation of a new metal deck roof with integrated roof lighting. In addition to the new roof, the building also benefits from newly installed external cladding across the exterior.

- Loading access is provided by 2 no. automated grade-level roller shutter doors at the rear and a single automated roller shutter door at the front of the property.
- Warehouse accommodation extends to approximately 825 sq m (8,877 sq ft) with a clear internal height of approximately 6.1 m.
- The two-storey offices at front and along western boundary are finished to a high standard, featuring painted and plastered walls, suspended ceilings incorporating inset box lighting. The total office space spans approximately 1,453 sq m (15,639 sq ft).
- The warehouse area includes a mezzanine structure which extends to 3,240 sq ft (301 sq m) and adjoins the office accommodation on the first floor.
- The property boasts a substantial total site coverage of 1.33 acres which features ample parking and loading space to the rear.

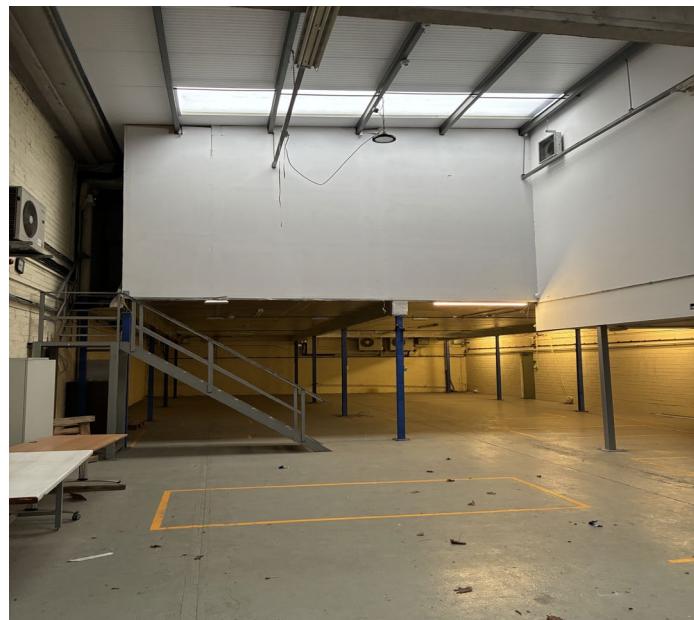


Kilmacud Luas Stop



Accommodation Schedule

Accommodation GEA	sq m	sq ft
Warehouse	825	8,877
GF Office Accommodation	727	7,829
FF Office Accommodation	727	7,829
Total Area	2,279	24,535
Temporary mezzanine Floor Area	310	3,336



Zoning

- Under the Dún Laoghaire-Rathdown County Council Development Plan 2022 – 2028, the property is zoned for 'LIW' which is to improve and provide for low density warehousing/light industrial warehousing uses.
- Permitted uses include warehousing, Retail warehousing, Enterprise Centre, Motor Sales outlet, Industry-General, Industry-Light, Public services, Transport Depot, Cash and carry/Wholesale Outlet.



Commercial Rates

The ratable valuation for the property is €235,000. The Dún Laoghaire County Council rates multiplier for 2026 is 0.2140. Commercial rates are €50,290 per annum.

Services

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

BER

BER Rating: C2

BER Number: 801045691

Energy Performance Indicator: 285.47 kWh/m²/yr1.26



Asking Rent

On Application

Viewings

View by appointment with sole agent Cushman & Wakefield.

