

Best & Final Bids: Thursday 29<sup>th</sup> June 2023 at 12pm



**For Sale – Development Opportunity**  
**Former ABB Facility, Belgard Road, Tallaght, Dublin 24**  
On the instructions of Myles Kirby as Receiver over Landmarque Belgard Development Company Ltd





# The Property

- Detached warehouse facility extending to approximately 41,254 sq ft (3,832.8 sq m).
- The property is currently being sold with the benefit of Vacant Possession throughout.
- Total site size of approximately 2.2 acres.
- On going SHD planning application for a high density development comprising 334 residential units and ancillary commercial

## Location

- The subject property and site is located on the corner of the Belgard Road and Belgard Square North. The site is approximately 1.5km north of Tallaght Village and 8.5km southwest of Dublin City Centre.
- The immediate vicinity is an established industrial / retail area and is within close proximity to main arterial routes including the N81, N7, M50 routes. The Belgard Road also connects the N81 Tallaght Road to the Drimnagh Road. Junction 11 of the M50 Motorway is approximately 3 km away.
- The Square Tallaght is approximately 500 metres south from the subject property and 380m east of Tallaght Hospital. The property is located in close proximity to the LUAS red line and many Dublin Bus routes along Belgard Square / Belgard Road, thus providing direct access to Dublin City Centre.
- Tallaght is also home to several state institutions including Tallaght Hospital, IT Tallaght and South Dublin County Council head office.





## The Opportunity

- The subject property comprises of a single storey warehouse facility extending to approximately 41,254 sq ft which includes three storey accommodation of approximately 27,862 sq ft.
- The building is of steel portal frame construction with a metal deck roof (incorporating translucent panels) over.
- The warehouse extends to approximately 13,392 sq ft with loading access via 1 no. roller shutter door. The clear internal height is approximately 6m.
- The subject property has a large office content of approximately 27,862 sq ft across three floors. The office accommodation is a mix of cellular and open plan. General specification includes a showroom facility, a mix of raised and concrete flooring, carpeted tiles, AC units, perimeter trunking, plastered and painted walls, suspended ceilings with recessed strip lighting and aluminium framed double glazed windows. There is also a large staff canteen. Toilet accommodation is provided on each floor.
- The office is accessed via a full height glazed atrium and reception area. There is 1 x 8 passenger lift to each floor.
- The entire sits on a 2.2 acre regular shaped site which is accessed from Belgard Square East. There is a secure gated yard of approximately 0.30 acres. There are also 81 car spaces provided around the perimeter of the building.





# Schedule of Accommodation

Accommodation	Total (SQ M)	Total (SQ FT)
Ground Floor Office	1,119.4	12,048
First Floor Office	904.7	9,738
Second Floor Office	564.5	6,076
Warehouse	1,244.2	13,392
<b>Total</b>	<b>3,832.8</b>	<b>41,254</b>

Any intended purchaser will need to satisfy themselves as to the exact site area and floor area of the subject property.



# Planning History

- Planning was lodged in May 2022 (SHD3ABP-313606-22) demolition of all existing structures on site and the construction of a mixed-use residential development across 3 blocks including a podium over a basement, comprising 334 residential units of which 118 will be Build to Rent (BTR) residential units, with associated amenities and facilities across the development; 4 retail/café/restaurant units and 3 commercial spaces associated with the 3 live-work units, Childcare facility, 670 bicycle parking spaces, 117 car parking spaces at ground floor and basement level and communal space.
- We understand that the scheme is at an advanced stage of planning with a decision overdue since Q4 2022.
- Please click on the following link for the SHD Website for further information: <https://abb-belgardrdredevelopment.ie/>



## Land Zoning

Under the South Dublin County Council Development Plan 2022 – 2028 and the Tallaght Local Area Plan, the property is zoned “Town Centre” which is “to protect, improve and provide for future development of Town Centres.”

## Service Charge

There is no service charge for the property.

## Services

We have assumed that all services, including electrical, water and drainage are available to the property. However, we would ask that interested parties carry out their own due diligence in this regard.

## Rates

Approximately €47,000 per annum, payable directly to South Dublin County Council.

## Tenure

We understand the title is held Freehold.

## BER Rating



## Guide Price

€5,250,000 (exclusive of all purchaser related costs).

## Viewings

Viewings strictly by appointment with the joint agents, Cushman & Wakefield and Colliers.

### CONTACT

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