

For Sale: Former Agnelli Motors Car Showroom, Greenhills Road, Tallaght, Dublin 24



Detached car showroom and warehouse facility extending to approximately 47,274 sq ft (4,392 sq m)

Property Highlights

- High profile car showroom & warehouse facility of approx. 4,392 sq m.
- Located on a regular shaped brownfield site extending to approximately 2.25 acres.
- The entire is being sold with Vacant Possession throughout.
- Located at the junction of Greenhills Road and the entrance to Greenhills Industrial Estate.
- The entire is zoned “REGEN” under the South Dublin Development Plan 2022 – 2028.

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PSRA No.: 002222





Location

- The subject property is located on a high profile corner site with direct road frontage onto the Greenhills Road and the entrance to Greenhills Industrial Estate.
- Tallaght Village is approximately 2 km southwest of the subject property. Dublin City Centre is 10.5km north east away from the property.
- The Belgard LUAS stop is approximately 1.3km west of the property whilst there are numerous bus routes located along the Belgard Road.
- The immediate vicinity is predominantly commercial in nature, with Broomhill Industrial Estate, Hibernian Industrial Estate, Belgard Industrial Estate and Airton Business Park all located nearby. There is also residential houses located to the rear of the subject property.
- Occupiers in the immediate area include BWG Foods, Power City, Secure IT Recycling, Stuarts' Garage – Land Rover, NCT Centre, Circle K, Kitchen Fix Ltd and Cross Hire Services.

Description

- The subject property comprises of a detached car showroom with warehouse and office accommodation extending to approximately 47,274 sq ft.

Main Showroom / Workshop Area

- The main showroom area extends to approximately 27,674 sq ft and includes the showroom, car service / workshop area and first floor office accommodation. The main showroom has an extensive glass façade on the front and side elevation of the property.
- General showroom specification includes a reception and sales area, painted and plastered walls throughout, tiled flooring throughout, suspended ceilings with spot lighting and air-conditioning. The clear internal height is 5.8m, rising to 6.2m.
- The ground and first floor office accommodation are cellular in nature throughout and in good condition throughout.
- Off the main showroom area is a car workshop area of approx. 6,782 sq ft. It comprises of steel portal frame construction with a twin skin insulated metal deck roof (incorporating translucent panels) over. Access is via 2 no. roller shutter doors.



Description

Warehousing

- There are 2 separate warehouse facilities located off the main showroom area.
- Warehouse 1 extends to approx. 4,504 sq ft and Warehouse 2 extends to approx. 15,096 sq ft which includes first floor office accommodation of 2,827 sq ft.
- General warehouse specification includes steel portal frame construction with a twin skin insulated metal deck roof (incorporating translucent panels) over, concrete block walls and concrete flooring throughout.
- The warehouse roof is slated in nature with the clear internal height ranging from 5.00m to 5.97m. Loading access is via 4 no. loading doors across the entire premises.
- The first-floor office accommodation comprises of a mix of cellular accommodation throughout. It is in need of substantial refurbishment throughout.
- Access to the property is off the Greenhills Road which is located on the Southern Elevation of the property.

Accommodation Schedule

Main Showroom Area

Accommodation	Sq. m	Sq. ft
Showroom / Warehouse Area	2,227.7	23,979
First Floor Warehouse	216.6	2,332
First Floor Office	126.6	1,363
Total Area	2,570.9	27,673

Warehouse 1

Accommodation	Sq. m	Sq. ft
Warehouse	418.4	4,504
Total Area	418.4	4,504

Warehouse 2

Accommodation	Sq. m	Sq. ft
Warehouse	1,139.8	12,269
First Floor Office	262.6	2,827
Total Area	1,835.9	15,096



Tenure

Held under a Freehold title.

Commercial Rates

Approximately €86,000 per annum.

Service Charge

There is no service charge pertaining to this property.

Zoning

Zoning objectives are contained within the South Dublin County Council Development Plan 2022 – 2028.

The property is zoned “REGEN” which can be defined as “To Facilitate enterprise and/or residential led development.

Services

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

BER

BER Rating:- D1

BER Number:- 800927287

Energy Performance Indicator:- 303.7

Asking Price

Price on Application.

Viewings

View by appointment with sole agent Cushman and Wakefield.

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

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