

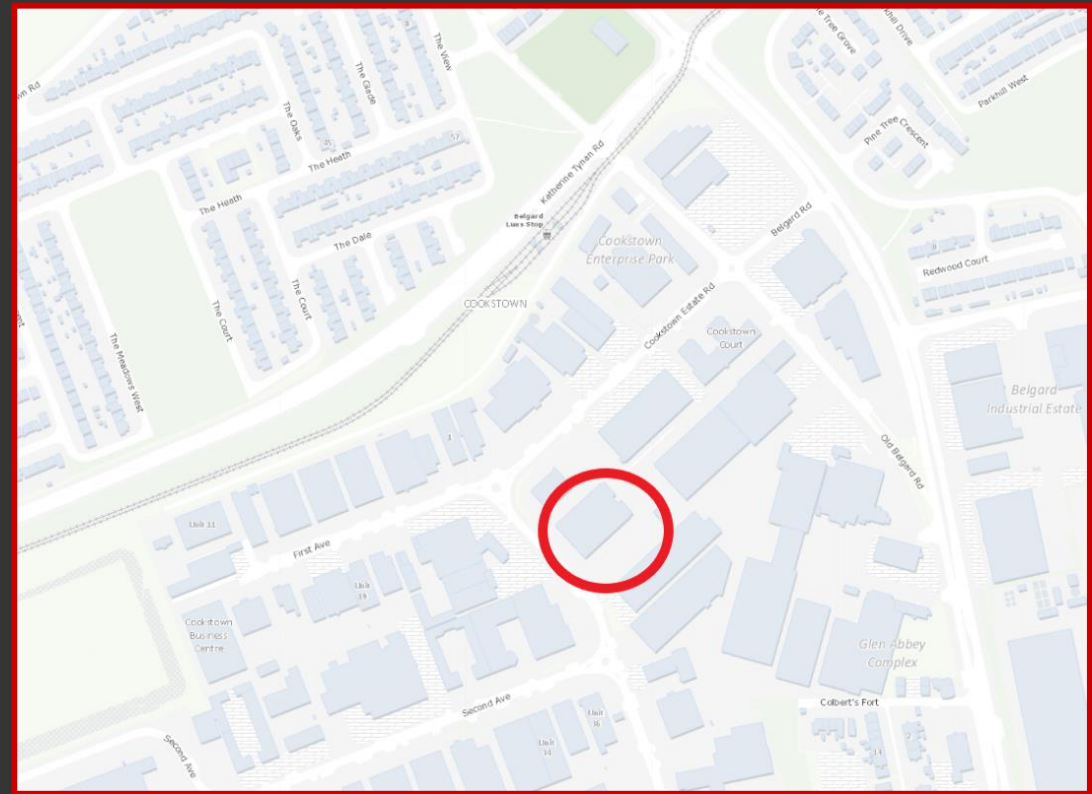


To Let Unit 81 A&B, Cookstown Quarter, Tallaght, Dublin 24



Location

- This subject property is located in Cookstown Industrial Estate in the northwest of Tallaght, Dublin 24.
- The estate is located approximately 1.9 km southwest from the M50 Motorway (Junction 10) and 3.2 km south from the N7 / Redcow Interchange (Junction 9). Dublin City Centre is approximately 12.7 km from the estate.
- Unit 81 A&B fronts on Cookstown Road, in close proximity to the roundabout connecting First Avenue with Cookstown Road. The Square Tallaght and Belgard Retail Park are 1.4km and 850m south respectively from the subject property.
- Nearby occupiers include Circle K Belgard, Howdens, Bill Keary, Renault Belgard Dublin and R&T Distribution.



Pre-Refurbishment Aerial

M50 (Junction 10)

Belgard Luas Stop

Circle K

Subject Property

Site Boundary

Cookstown Road



Description

- Detached warehouse and office facility extending to approximately 27,697 sq ft (2,573 sq m) which includes two storey office accommodation of approx. 5,251 sq ft.
- The property comprises of a concrete portal frame construction with a metal deck roof (incorporating translucent panels) over.
- Clear Internal Height of approx. 6.5m.
- Loading access is provided via. 4 no. full height grade-level roller shutter doors to the side elevation.
- The subject property has the benefit of a large gated yard surrounding the building, suitable for parking or external storage. Total site size of approx. 1.50 acres.
- The unit has a strong profile is onto Cookstown Road and is accessed therein.





Refurbishment Works

The property is currently undergoing a substantial refurbishment. A summary of the list of works are detailed below which are due to reach practical completion in Q4 2023:

- Roof replacement and new insulated metal deck roof (and removal of all ACM's)
- Relining of gutters / replacement where necessary
- Repairs / replacement to existing elevational cladding
- Application of self-levelling screed to warehouse
- Strip out of all non-compliant building alterations
- Recertification of electrics
- New grade level roller shutter doors
- LED lights throughout
- Energy efficient electric storage heaters / ground source or air source heat pump for heating (to be determined)



Land Zoning

Under the South Dublin County Council Development Plan 2022 – 2028, the property is zoned under objective “REGEN” which is defined as “To facilitate enterprise and/or residential led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery.”

Services

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

Service Charge

To be confirmed.

Commercial Rates

Approximately €22,000 per annum, payable directly to South Dublin County Council.

Quoting Rent

€11.50 per sq ft (€318,500 per annum excluding VAT).

Viewings

Viewings strictly by appointment with sole agents
Cushman & Wakefield.

BER Details

BER: G

BER No: 800810301

Energy Performance Indicator: 798.79 kWh/m²/yr 4.71

Contact

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