

Yard Area 2

1

2

TO LET - 2 INDUSTRIAL FACILITIES AVAILABLE IN VARIOUS LOT SIZES.

- 1. Former Amcor Building, Jamestown Road , Finglas, Dublin 11 (134,303 sq ft)**
- 2. McKee Avenue, Finglas, Dublin 11 (Industrial: 43,441 sq ft. Office: 3,283 sq ft)**

Location

- The properties are located in Finglas, a suburb in North Dublin.
- The properties are strategically located adjacent to the N2/M50 Motorway (Junction 5), providing ease of access to all arterial routes.
- Easy connectivity to the M1 Dublin – Belfast corridor as well as Dublin Port Tunnel.

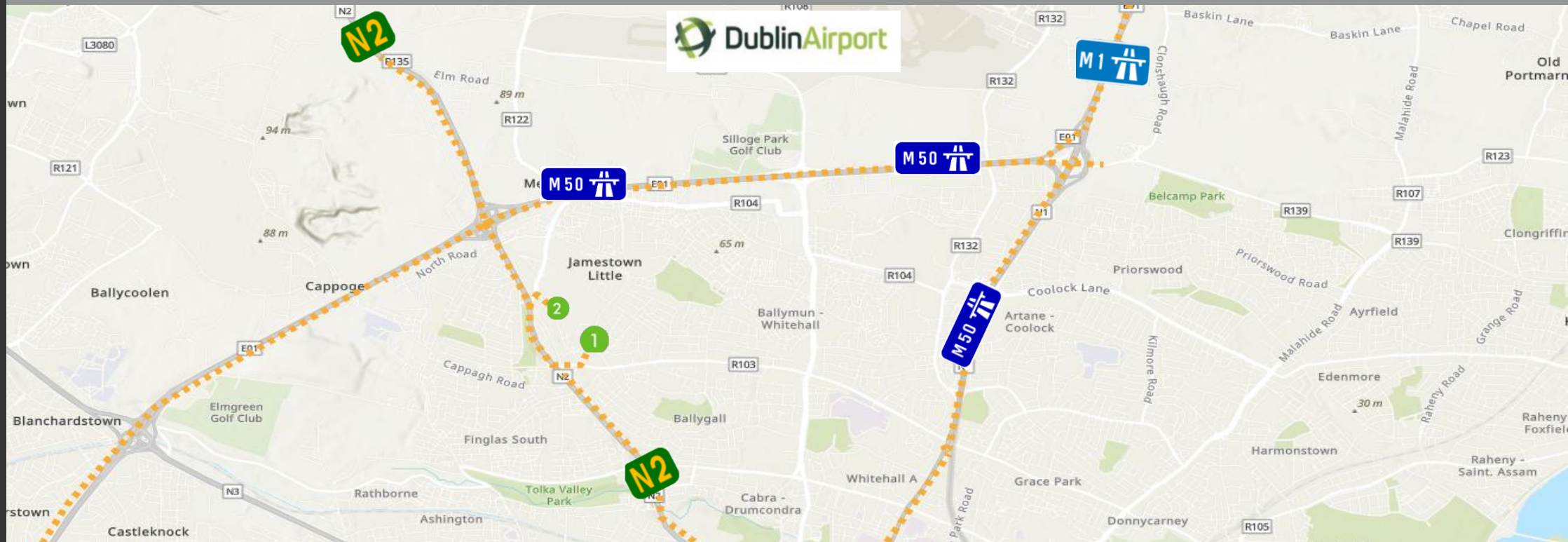
Public Transport:

- The area is well-served by several Dublin Bus routes, offering convenient connectivity to Dublin city center and surrounding areas.
- Bus routes include: 83, N4. 9, 83A, 220, 220A.

Drive Times:

McKee Avenue	Distance
N2/M50 (Junction 5)	1.4 km
M1/M50 (Junction 3)	7.0 km
Dublin Airport	9.0 km
Dublin Port Tunnel	11.8 km

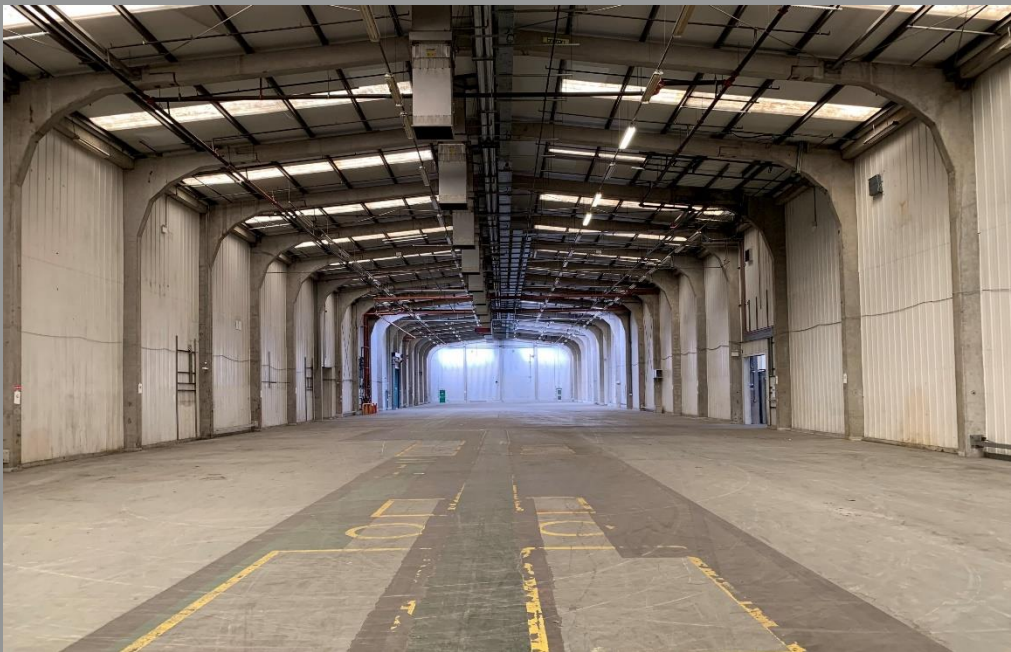
Jamestown Road	Distance
N2/M50 (Junction 5)	2.5 km
M1/M50 (Junction 3)	5.9 km
Dublin Airport	7.9 km
Dublin Port Tunnel	11.1 km



Property 1 – Former Amcor Building, Jamestown Road, Finglas, Dublin 11

Description

- This 134,303 sq ft facility is situated on a secure site of 2.86 ha (7.07 acres).
- The facility includes two high bay warehouse sections extending to approximately 6,969 sq m (75,022 sq ft) which are finished to a high specification with a clear internal height of 11 meters. Lighting is provided by means of strip lighting and high bay halogen lighting within the loading area.
- The property is of concrete portal frame construction and is fitted with gas fired blow heaters and a sprinkler system throughout.
- Loading is provided via 2 no. grade roller shutter doors, 1 no. ramped roller shutter door and 2 no. dock levellers. Loading to Hall 5 is via 2 no. grade roller shutter doors and this section is of steel frame construction.
- The overall site benefits from excellent accessibility with 3 vehicular access points along the Jamestown Road.
- Available in various lot sizes.



Description	Sq M	Sq Ft
Area 1 & 1A	1,716.57	18,477
Area 3, 4 & Loading	6,969.77	75,022
Area 2 & 5	1,913.89	20,601
Area 6A & 6B	1,229.85	13,238
Area 7	647.10	6,965

Property 2 – McKee Avenue Facility, Finglas, Dublin 11

Description

- This industrial / manufacturing facility extends to approximately 43,441 sq ft, including ancillary office accommodation of approx. 305 sq m (3,283 sq ft).
- The warehousing accommodation is of steel portal frame construction with concrete block in fill walls to full height with a metal deck roof over.
- This has been re-clad externally.
- Lighting is provided by means of high bay halogen lighting.
- The clear heights of the units are approx. 4m - 6m.
- Planned demolition works will provide an additional 0.80 acre loading yard to the front of the facility.



Accommodation Schedule

Description	Sq M	Sq Ft
Warehouse	4,035.80	43,441
Offices	305.00	3,283
Total	4,340.80	46,724



Land Zoning

Both properties are under the Dublin City Development Plan 2023 – 2029, the properties are zoned as Z14 “Strategic Development and Regeneration Areas” which is “to seek the social, economic and physical development and/or regeneration of an area with mixed-use, of which residential would be the predominant use”.

Services

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

Rates

- Former Amcor Building Jamestown Road, Finglas, Dublin 11 - €155,112 per annum for the entire building, payable directly to South Dublin County Council. This will be pro-rated dependent on what portion of building a Tenant occupies.
- McKee Avenue Facility, Finglas, Dublin 11 – To be confirmed.

Service Charge

TBC

Quoting Rent

Price on Application.

Viewings

Viewings strictly by appointment with sole agent, Cushman & Wakefield.

CONTACT

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Property 1, Jamestown Road

BER Rating: C1-G

BER Number: 801000712

Energy Performance Indicator: 268.27 Kg/CO2/m2/yr 2.25

Property 2, McKee Avenue

BER Rating: C1-G

BER Number: 800987802

Energy Performance Indicator: 193.46 Kg/CO2/m2/yr 1.52

