

FOR SALE

INDUSTRIAL UNIT

**Unit 4 KNOCKMITTEN LANE,
WESTERN INDUSTRIAL ESTATE,
DUBLIN 12.**



LOCATION

The property enjoys frontage to Knockmitten Lane within Western Industrial Estate west of Naas Road between the Red Cow roundabout and Nangor Road junction with Long Mile Road. The Nangor Road links with the Naas Road allowing easy access to the M50 and all arterial routes serving the country.

This is a long established and high profile industrial and commercial location with all necessary amenities close by. Public transport access is excellent and the red luas line is within walking distance.

Early viewing highly recommended

BER C1

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Commercial Property Specialists



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DESCRIPTION

The subject property comprises an industrial facility with office accommodation to the front of the unit. Access to the property from Knockmitten Lane frontage is provided by means of a pedestrian access to the front of the unit which includes single storey office area incorporating reception, two private offices plus male and female WC's.

Goods access to the unit is via a roller shutter door in the rear elevation and can be accessed from the enclosed yard at the rear servicing this and the adjoining two properties.

Internally, the property offers an open plan area with a poured concrete floor, fair faced concrete block walls and double skin insulated roof sheeting.

There are ample parking facilities located to the front of the building and excellent access for containerised goods traffic to rear.

The entire has recently been refurbished to include redecoration throughout including led lighting to office and industrial areas. The building is ready for immediate occupation and all main services are connected.

ACCOMMODATION

Warehouse / Factory.
Includes Single Story Office 104sqm/1,122 sq ft

APPROX.
SQ. M.

1,011

APPROX.
SQ. FT.

10,882

TOTAL GROSS FLOOR AREA

1,011

10,882

Available For Sale

Sale Price Guiding €750,000 + VAT as applicable

Only €69 euro per sq fr Priced to Sell.

SERVICES / GENERAL

- Convenient location
- Single and Three Phase Power
- Burglar alarm installed
- Uninterrupted open plan floor space.



Inspection

Strictly by Prior Appointment Only

F.J. Frisby & Associates Ltd

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Sandyford, Dublin 18

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