

INVESTMENT PROPERTY FOR SALE

INDUSTRIAL PREMISES AT 4 KYLEMORE PARK NORTH, DUBLIN 10.



LOCATION

The property is located in South-West Dublin within Kylemore Park Industrial Estate. Kylemore Park North is situated off Kylemore Road, approximately .8Km north of its junction with the Naas Road (N7), allowing immediate access to all main arterial routes.

The area is mainly industrial, with nearby estates including Bluebell, J.F. Kenedy, Western, Westlink, Nangor Road and Killeen Road.

Adjoining occupiers within the estate include Cantrell and Cochrane (Dublin) Ltd., Henkel, Thorntons Waste Disposal Centre and Irish Fencing & Railings Ltd. Floor Design, Britvic Lynfar, & DOE Test centre.

F.J. Frisby
& Associates
Commercial Property Specialists



PSRA 002980

DESCRIPTION

Detached industrial unit currently laid out in 3 sections "4A, 4B & 4C" incorporating two-storey offices. Construction materials used include steel portal frame structure, supporting a double skin metal deck insulated roof, incorporating approximately 10% translucent roof sheeting, concrete blockwork walls and concrete floor throughout. External walls are rendered with pebbledash. Eaves height in the production area is 2.8m, rising to 7.03m at the apex. Goods access is available at two points in the side and rear elevations.

ACCOMMODATION	APPROX. SQ. M.	APPROX. SQ. FT.
Factory / Warehouse		
Ground floor	998	10,741
<i>Incl's ground floor offices</i>	150	1,610
<i>plus first floor offices</i>	91	980
Total Gross Floor Area	1,089	11,721

AVAILABLE FOR SALE

Offers Invited in excess of €700,000

TENANCY

Unit A let to Buttermountain & Cheese Company Ltd. @ €22,800p.a.

5 year Lease from November 1st 2018.

Unit C let to Marketfayre Foods Ltd. @ €12,000 p.a.

5 year Lease from November 1st 2018.

Unit B is vacant and comprises c
6,323 sq ft.

SERVICES / GENERAL

All main services are installed including:

- Single & three phase power
- Mains Gas
- Burglar Alarm
- Office lighting, heating & carpets
- Fully fitted Kitchenette
- Factory lighting and heating
- Alarm fitted



Inspection

Strictly by Prior Appointment Only

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