

**FOR
SALE**

**UNIT 2
97-98 LAGAN ROAD
DUBLIN INDUSTRIAL
ESTATE
GLASNEVIN
DUBLIN 11**



INVESTMENT OPPORTUNITY

**END OF TERRACE SINGLE STOREY WAREHOUSE WITH TWO
STOREY OFFICES ON THE FRONT ELEVATION.**

TENANT INTEREST NOT AFFECTED

**PRODUCTION FACILITY AND 2 STOREY OFFICE
ACCOMODATION C. 502SQ.M / 5,400 SQ. FT.**

**SITUATED ON LAGAN ROAD WITHIN THE HEART OF
DUBLIN INDUSTRIAL ESTATE 6KM NORTH OF DUBLIN
CITY CENTRE AND WITHIN EASY ACCESS OF DUBLIN
PORT TUNNEL AND DUBLIN AIRPORT.**

**F.J. Frisby
& Associates**
Commercial Property Specialists

PSRA 002980

LOCATION

The property has frontage to Lagan Road and presents in good condition throughout. The property is in close proximity to the N2 dual carriageway, which is connected to the M50 providing motorway access to all main routes from Dublin and leading directly to the M1 motorway.

DESCRIPTION

The premises comprise an end of terrace warehouse building with two storey office accommodation to the front. The warehouse is of steel portal frame construction. The property is within a cluster development with 5 other buildings on an enclosed site with main road frontage. There is loading access via roller shutter at the side of the property. The property presents in good condition throughout being fully occupied for food distribution purposes by the current tenant. The offices are in walk in condition and recently refurbished with aircon and heating. There is ample car parking and access for cars and goods vehicles.

Services / General

- All main services provided
- Single and Three Phase Power
- Convenient Location
- Burglar & Fire Alarm installed

<u>Accommodation</u>	<u>Sq. m. (approx.)</u>	<u>Sq. ft. (approx.)</u>
Industrial Warehouse / Factory & Two-storey Offices	502	5,400
Total Gross Floor Area	502	5,400

LEASE TERMS

Unit 2, is let to Lucky Me Ltd. on a 10 year lease with 5 year rent reviews from March 2021. Rent €45,000 per annum exclusive. All outgoings payable by tenant. Break option at the end of year 5. Next Rent Review March 2026. Current ERV c.€55,000p.a.



PRICE AVAILABLE ON APPLICATION

Inspection by appointment
F.J. Frisby & Associates Ltd.
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