

FOR TENDER

HUNTSTOWN

KILSHANE ROAD
DUBLIN 11

On the instruction of **Belgard Estates Limited**

Latest Date for Receipt of Tenders

12 noon Thursday 17th September 2020



MAJOR SERVICED "READY-TO-GO"

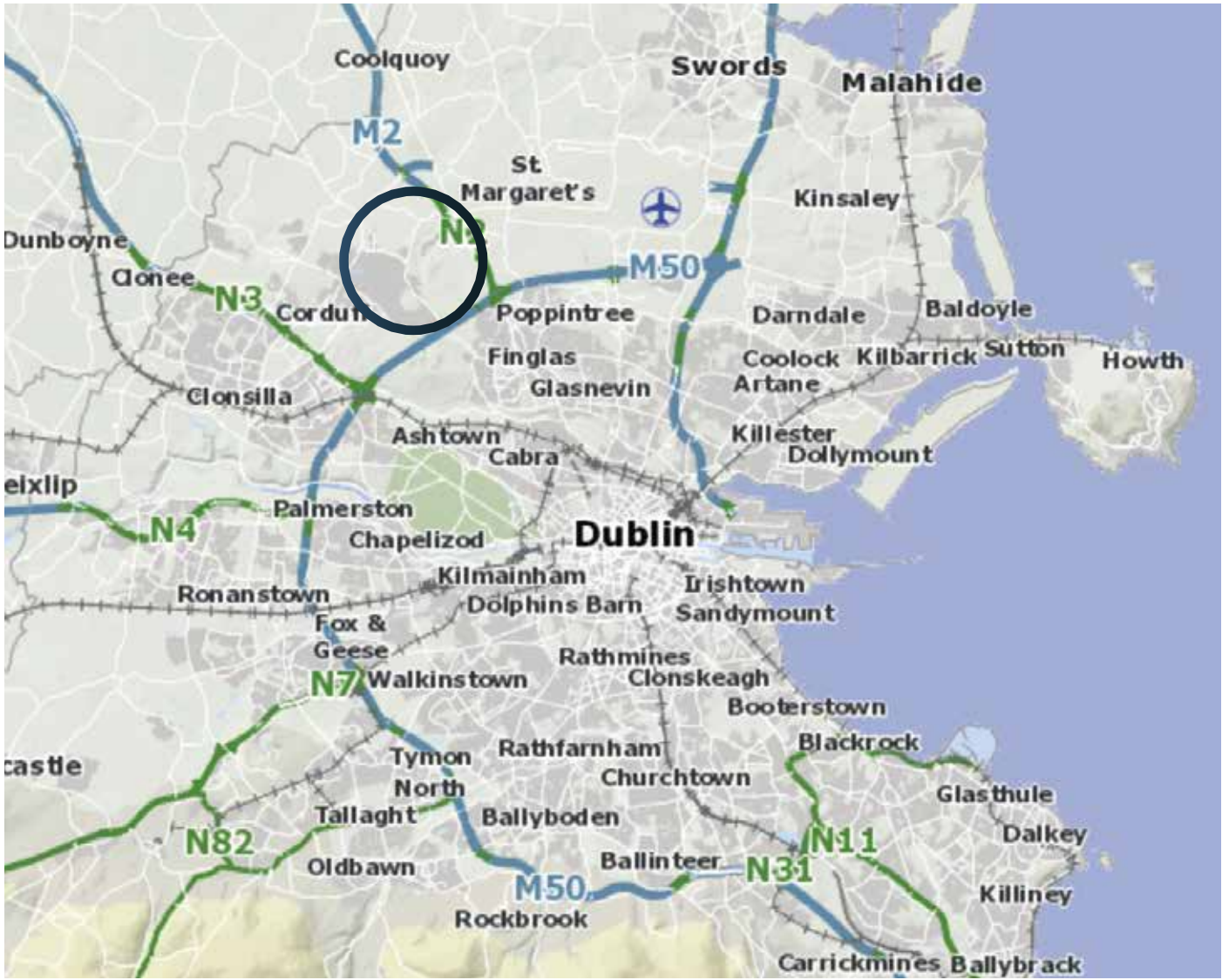
DEVELOPMENT SITE

11.22 HA (27.71 ACRES)

AVAILABLE IN THREE LOTS



Lisney



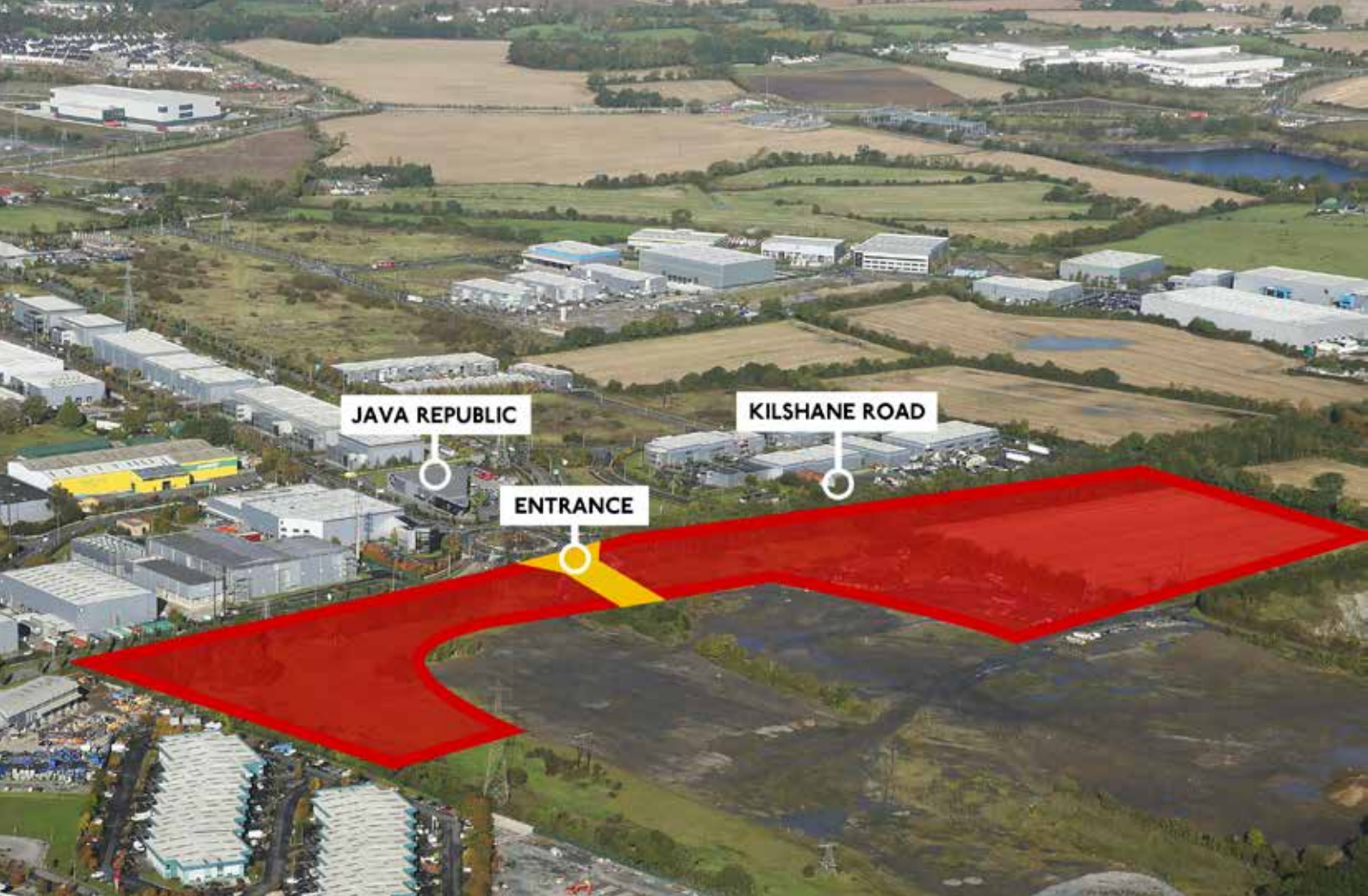
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- Rare opportunity to acquire a Heavy Industrial zoned and serviced site in one or more lots.
- Superbly located industrial development site close to the M2/M50 and M3/M50 junctions.
- Frontage and profile to the Kilshane and Cappagh Roads with direct access from the Java Republic Coffee roundabout.
- Zoned objective "HI" Heavy Industry.
- Freehold title.
- Of interest to both heavy industrial owner occupiers and investors/developers.
- Lot A 3.45 Ha (8.52 Acres).
- Lot B 7.77 Ha (19.19 Acres).
- Lot C The Entire 11.22 Ha (27.71 Acres).





Location

The subject lands are strategically situated north of the M50 motorway and west of the M2 just off the Kilshane Road and have direct access from the Java Republic Coffee roundabout beside Northwest Business Park. Dublin city centre is approx. 8km to the south east.

The surrounding area includes a mix of land uses, with Dublin Airport located approximately 3.5km to the east, while some existing industrial and business parks including Rosemount Business Park, Northwest Business Park and Millennium Business Park are located to the west.

The surrounding area is now one of Dublin's most established commercial locations being adjacent to the M50 (both junctions M2/M3), Airport and Port Tunnel. Notable occupiers in the surrounding area include Energia, Roadstone, Panda, NPP, Harvey Norman, IBM and Amazon.

The area is highly accessible for staff with good public transport and retail/food services available in Java Republic Coffee 100m west of the site and further services available in the newly developed Maxol station on the Corduff Road. Blanchardstown Shopping Centre is approx. 2.5km to the south.



Description

The entire land holding comprises approx. 11.22 Hectares (27.71 Acres) and is irregular in shape. The lands have frontage to the Kilshane and Cappagh Roads of approx. 600m with direct access off the roundabout. The site offers potential for the development (subject to planning permission) of individual industrial premises suitable for a wide range of uses in a heavy industrial zoning.

Available in three lots

Lot A 3.45 Ha (8.52 Acres)

Lot B 7.77 Ha (19.19 Acres)

Lot C The Entire 11.22 Ha (27.71 Acres)

Site Layout



Potential Indicative Layout





Services

Mains Water

Connection available on site.

Foul Sewer

Connection available on site.

Gas

Connection available on site.

Electricity

Connection available on site.

Telecommunications

The subject site is served by a selection of commercial broadband providers where broadband speeds in excess of 100 Mb/s may be achieved

Zoning

Under the Fingal Development Plan 2017-2023, the property is zoned Objective "HI" Heavy Industry. HI areas provide suitable and accessible locations specifically for heavy industry.

Uses Permitted In Principle

Uses include Heavy Vehicle Park, Open Space, Plant Storage, Sustainable Energy Installation, Waste Recovery Facility, Utility Installations, Retail-Local <150sqm, Fuel Depot/Fuel Storage, Restaurant/Café and Telecommunication structures.

Title

Freehold

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Tender Procedure

The property is for sale by Tender. Tender documents are available from either the offices of the solicitors or the agents. Completed tender documents are to be returned in a sealed envelope marked "Huntstown Tender" and to be received no later than 12 noon on Thursday 17th September 2020 to the offices of Ken Egan, Arthur Cox Solicitors, Ten Earlsfort Terrace, Dublin 2, D02 T380. (01) 920 1000. The vendors are not obliged to accept the highest or any tender received.

Solicitors

Arthur Cox Solicitors, Ten Earlsfort Terrace, Dublin 2, D02 T380.
(01) 920 1000. Contact: Ken Egan

Viewing & Further Information

Viewing is strictly by prior arranged appointment only.
For further information joint agents.



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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney & JLL as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848. JLL PSRA No 002273.