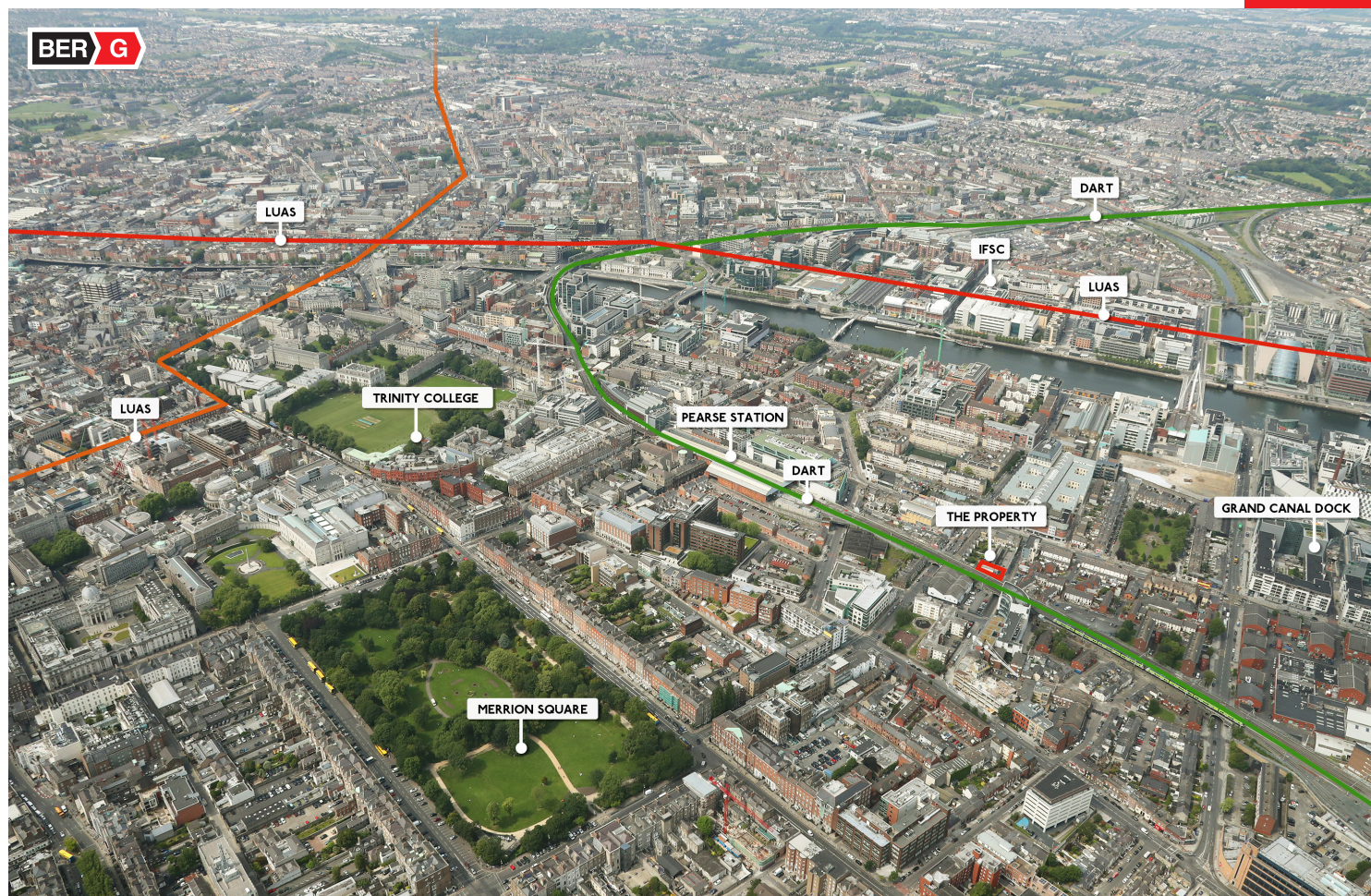


INDUSTRIAL UNIT WITH DEVELOPMENT POTENTIAL
12 BRUNSWICK PLACE DUBLIN 2



01-638 2700

- Prime corner development opportunity situated in the heart of Dublin's south city centre
- Potential for short term income
- 450 metres from Pearse Street Dart Station
- Title: Freehold
- Zoned Z1 Residential

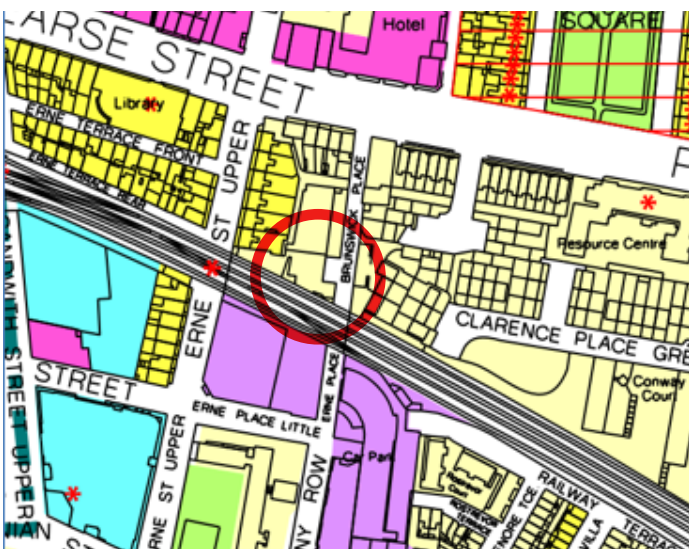


LOCATION

12 Brunswick Place is centrally located on the west side of Brunswick Place, Dublin 2. The site is located close to all amenities and is approximately 400m east of Pearse Station. The property is also located just 450m south west of Grand Canal Dock, 400m north of Merrion Square, and within Dublin City Centre. The immediate area is easily accessed and well served by public transport with Pearse and Grand Canal Dock dart train stations both within walking distance. The property is also easily accessed via Dublin Bus and LUAS Green Line.. The site is also situated west of the area known as Silicon Docks, due to the concentration of a large number of European Headquarters of High Technology Companies, such as Google, Facebook LinkedIn and Twitter within the area.

DESCRIPTION

The subject property comprises of a single storey and part two storey industrial building in the heart of Dublin City Centre. The property comprises of an industrial unit extending to approximately 228.66 sqm (2,461 sqft). The property is of concrete frame construction with a metal deck roof. The site has approximately three car parking spaces to the front of the property. Internally the office accommodation is in good condition with vinyl covered concrete floors, plastered and painted walls with suspended ceilings incorporating fluorescent lighting. There are both male and female WC's provided on ground floor level.



ACCOMMODATION

Description	Sqm
Storage area	126
Two Storey Offices	103
Total Gross External Floor Area	228

ZONING

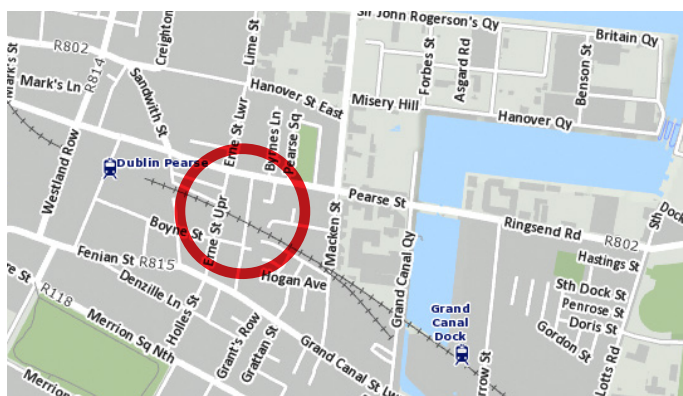
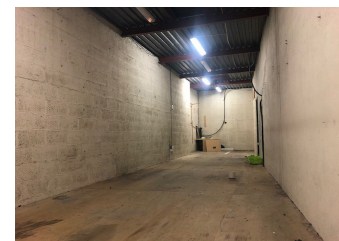
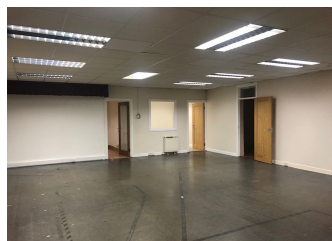
The site offers excellent development potential subject to planning permission. The property is situated in an area that is zoned Objective ZI-Residential under the Dublin City Development Plan 2016-2022, "to protect provide and improve residential amenities".

BER

BER: G
BER No. 800723850

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.
For further information please contact:
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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 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.

