

UNIT 8 COOLMINE INDUSTRIAL ESTATE,  
BLANCHARDSTOWN, DUBLIN 15 - D15 NN8F

BER D1



01-638 2700

- Excellent investment opportunity.
- Extending to approximately 926 sqm producing an annual income in the order of €87,000 per annum, with reversionary potential.
- Superb commercial location, within close proximity of blanchardstown town centre & dublin airport.
- Generous car-parking and loading/unloading area to the front and rear.
- Situated approximately 4km from the m3/m50 interchange.





### LOCATION

The property is located within Coolmine Industrial Estate situated on the northern side of the Clonsilla Road approximately 0.5 km south of Blanchardstown Town Centre and approximately 11km north west of Dublin city centre. This area is an established commercial and industrial location, occupies the benefit from its close proximity to Dublin Airport, approximately 4km from the M3/M50 interchange. Well-known occupiers in the area include Power city, Nationwide Tiles and Bathrooms, Fast Fit, Flyefit and Des Kelly Interiors.

### THE PROPERTY

The property comprises a detached industrial unit which has been subdivided into two separate units. The building is of Steel portal frame construction with concrete block infill walls to full height, with a red brick exterior leaf under a pitched metal deck roof incorporating translucent roof tiles.

The property is split in two sections a warehouse, and offices portion occupied by Fast fit. This warehouse section has a concrete floor, fair faced concrete block walls and sodium lighting throughout. The eaves height within the building is approximately 7.2m and there are double glazed PVC windows and doors throughout. Outside there is a good loading/unloading area to the front and rear of the building and the entire site is approx. 0.22ha (0.56 acres).

### ZONING

The property is located within an area zoned Objective: General Employment, “to provide opportunities for general enterprise and employment,” under the Fingal Development Plan 2017 2023.

### USES PERMITTED

Uses Permitted include inter-alia: Builders Provider/Yard, Civic Waste Facility, Enterprise Centre, Food, Drink and Flow Preparation/Processing, Fuel Depot/Fuel Storage, High Technology Manufacturing, Industry – General, Industry Light, Logistics, Office Ancillary to Permitted Use, Open Space, Petrol Station, Research and Development, Restaurant/Café, Retail – Local, Road Transport Depot, Sustainable Energy Installation, Telecommunications Structures, Training Centre, Utility Installations, Vehicle Sales Outlet, Vehicle Servicing/Maintenance Garage, Warehousing, Waste Disposal and Recovery Facility, Wholesale.



**TENANCY SCHEDULE**

We understand the property is subject to the following tenancies:

Unit	Tenant	Contracted Rent PA	Lease Term
8A	Kwik Fit (GB) Ltd	€39,000	25 years from December 1998
8B	Belcore Ltd	€15,000	4 year 9 months from November 2016 (overholding)
8C	IMPIC	€18,000	4 year 9 months from September 2016 (overholding)
8D	Bilcore Ltd	€15,000	10 years from August 2019
<b>Total</b>		<b>€87,000</b>	

**ACCOMMODATION**

The accommodation and approximate floor areas comprise:

Description	Sqm
Unit 1 (Fast Fit)	476
Unit 2	450
<b>Total</b>	<b>926</b>
<b>Temporary 1st Floor Accommodation</b>	<b>417</b>

*\*All intending purchasers/tenants are specifically advised to verify the floor areas and undertake their own due diligence*

**SERVICES**

We understand that all main services including electrical, water and drainage are available to the unit.





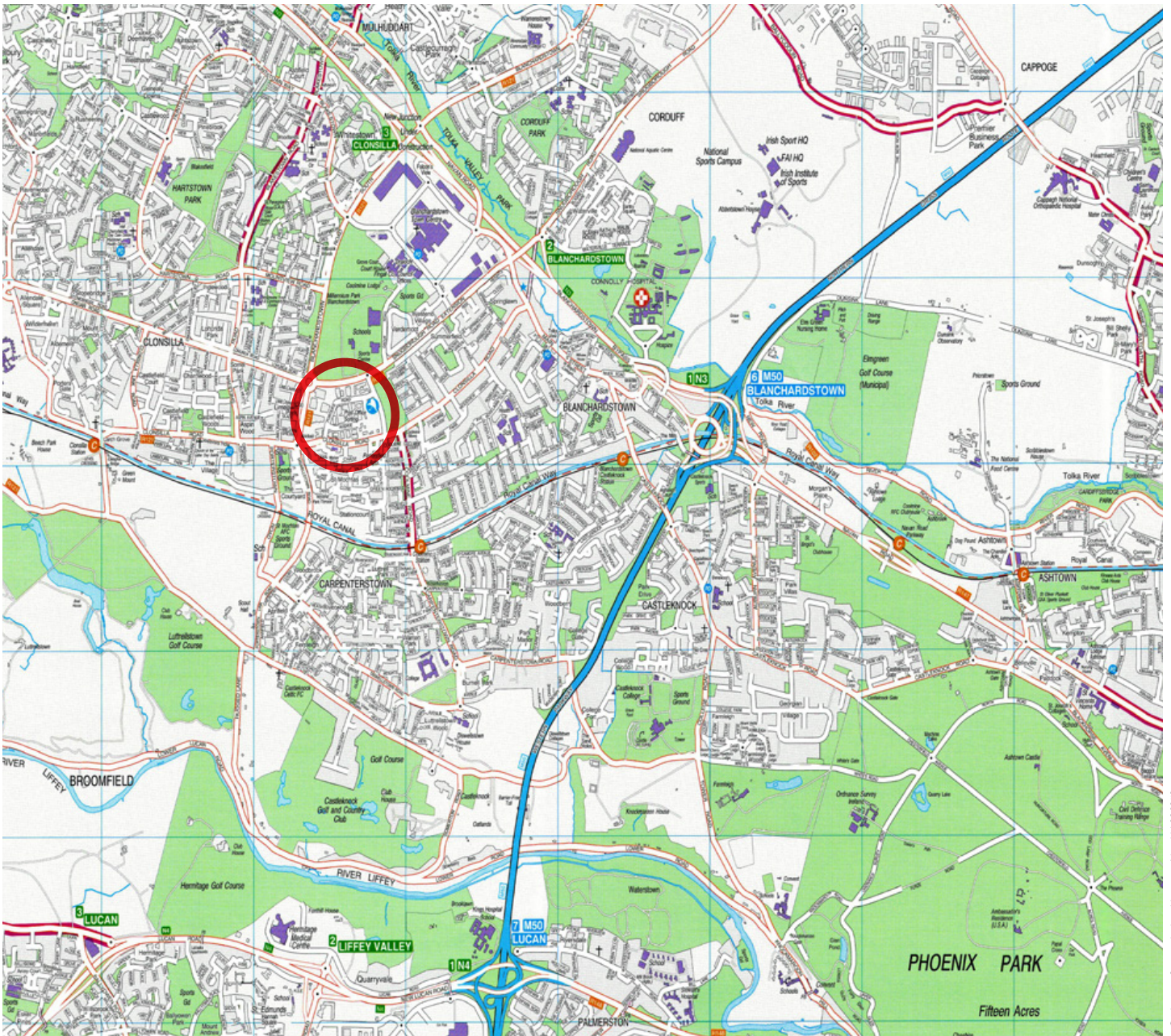
**BER DETAILS**

BER: DI  
 BER Number: 800814279

**FURTHER INFORMATION / VIEWING**

Viewing is strictly by arranged appointment only.

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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.



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