

An aerial photograph of an industrial estate. A large, grey, multi-sectioned industrial building with a flat roof is the central focus, outlined with a thick red border. The building has 'TOP TECH' written on its side. To the left of the building is a parking lot and a smaller blue building. The surrounding area includes green fields, trees, and residential buildings in the background. A red banner is at the top right, and a red Lisney logo is at the top left.

Lisney

COMMERCIAL REAL ESTATE

FOR SALE BY TENDER. DEADLINE - 3PM THURSDAY 13TH MARCH 2025

UNIT 1 IDA POPPINTREE INDUSTRIAL ESTATE

FINGLAS, DUBLIN 11 | D11XEE9

FOR SALE



Detached manufacturing facility of 4,070 sqm.



Two-storey office accommodation.



Clear internal height of approx. 5m.



Loading access via 3 x grade level roller shutter doors.



Excellent yard space, loading and car parking facilities.



Situated in well managed and landscaped industrial estate only minutes from M50.



No IDA restrictions on user.



M50

IKEA

DECATHLON

Balbutcher Ln

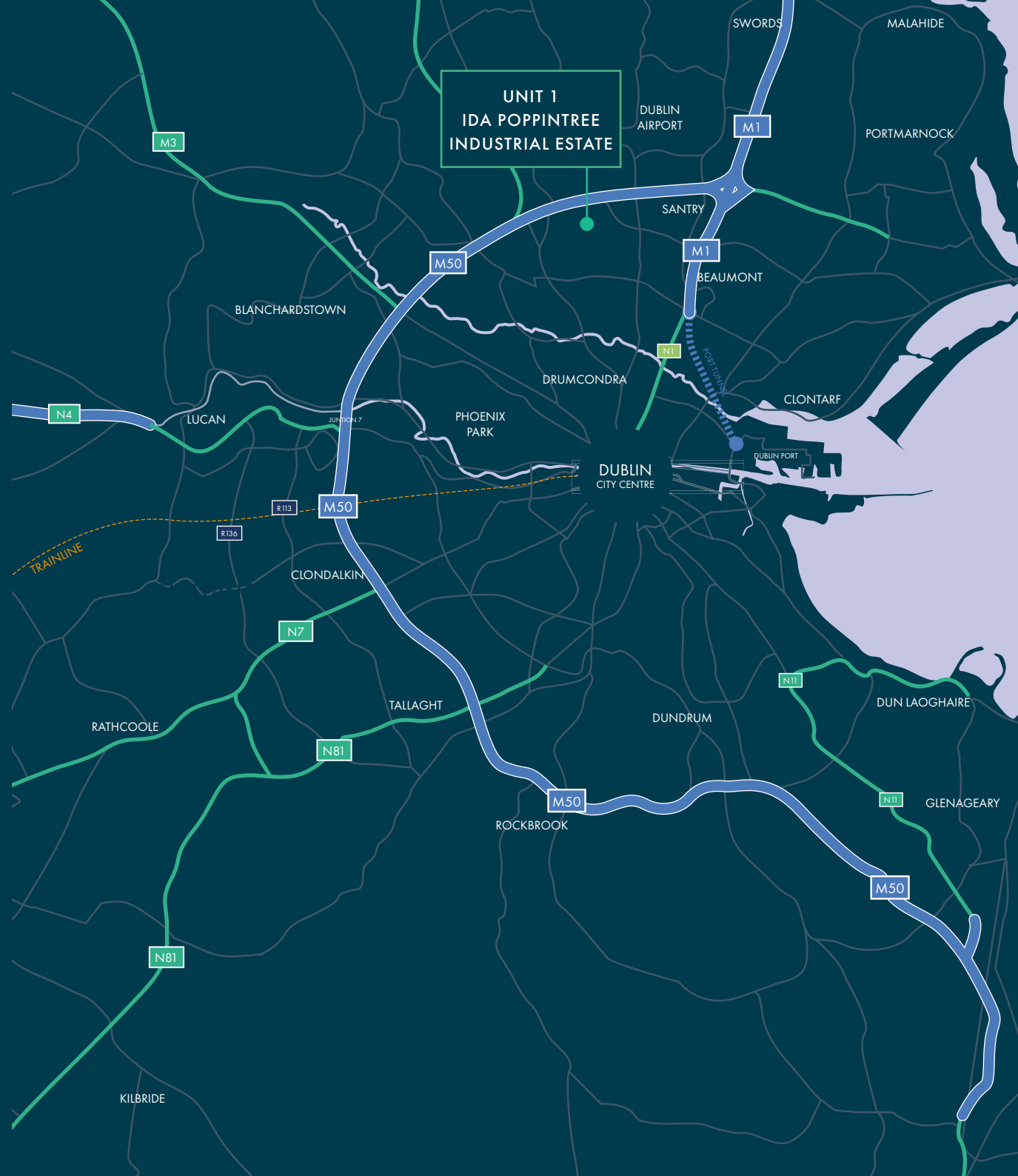
Poppintree Park West



Destination	Distance
M50 junction 4	2.2 km
M50/N2 junction 5	2.7 km
M1	5.2 km
Dublin Port Tunnel	5 km
Dublin Airport	6 km
Dublin City centre	8 km

Location

The subject property is situated in Poppintree Industrial Estate, an IDA sponsored estate in Finglas, Dublin 11. The park is located just minutes from the N2/M50 interchange and M50 junction 4, which provide easy access throughout the city and to national roads network. In addition to the advantage of the close proximity of the national roads, the area is also served by public transport, including both Dublin Bus and Go Ahead Ireland. The surrounding area is predominantly residential in nature with a number of business parks, including Jamestown Business Park & North City. Other notable occupiers in the estate include Cleveland cables, Kepak & McGowans digital print.

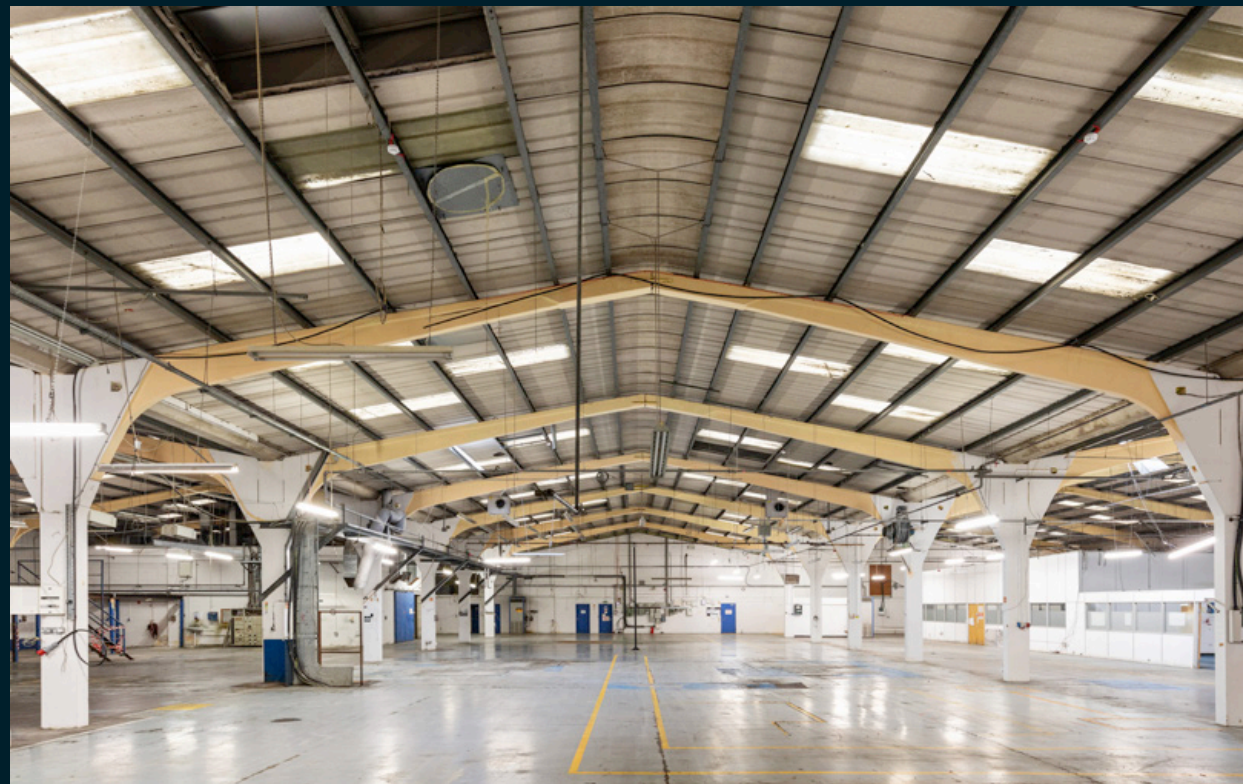


Accommodation

Description	Size sqm	Size sqft
Warehouse	3,481	37,469
2 Storey Offices & Porch	589	6,347
Total (GEA)	4,070	43,816

Description

- Detached manufacturing facility of concrete frame construction, under an asbestos roof incorporating translucent panels.
- The warehouse has a clear internal height of approximately 5m.
- Two storey offices to the front extending to approx. 589 sqm
- Manufacturing area/warehouse to the rear measuring approx. 3,481 sqm.
- Office accommodation benefits from separate male & female WC, and canteen facility.
- Loading access is provided via 3 grade level roller shutter doors.



Services

We understand all main services including sewerage, water, electricity, drainage and telephone are connected to the site.

Guide Price

€2,750,000

Title

Long Leasehold - Folio (DN71735L)

Rates

Rates €53,766 per annum

Service Charge

€5,588.31 per annum

Further information | Viewing

To arrange a viewing or to request further information contact:

Sean Gormley | 353 (0) 87 676 8112 | sgormley@lisney.com

James Kearney | 353 (0) 85 738 0566 | jkearney@lisney.com

Lisney
COMMERCIAL REAL ESTATE

Lisney
St. Stephen's Green House
Earlsfort Terrace
Dublin 2 | D02 PH42

BER Information

Rating: 

BER No: 800887796

EPI: 347.85 kWh/m²/yr

Solicitors Details

Ultan Murray, William Fry Solicitors,
2 Grand Canal Quay, Grand Canal Dock,
Dublin 2, D02 A342.

E: ultan.murray@williamfry.com

T: +353 1 639 5348

Tenders are to be submitted to Ultan Murray, William Fry Solicitors, no later than 3pm on Thursday 13th March 2025.

[lisney.com](https://www.lisney.com)

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.