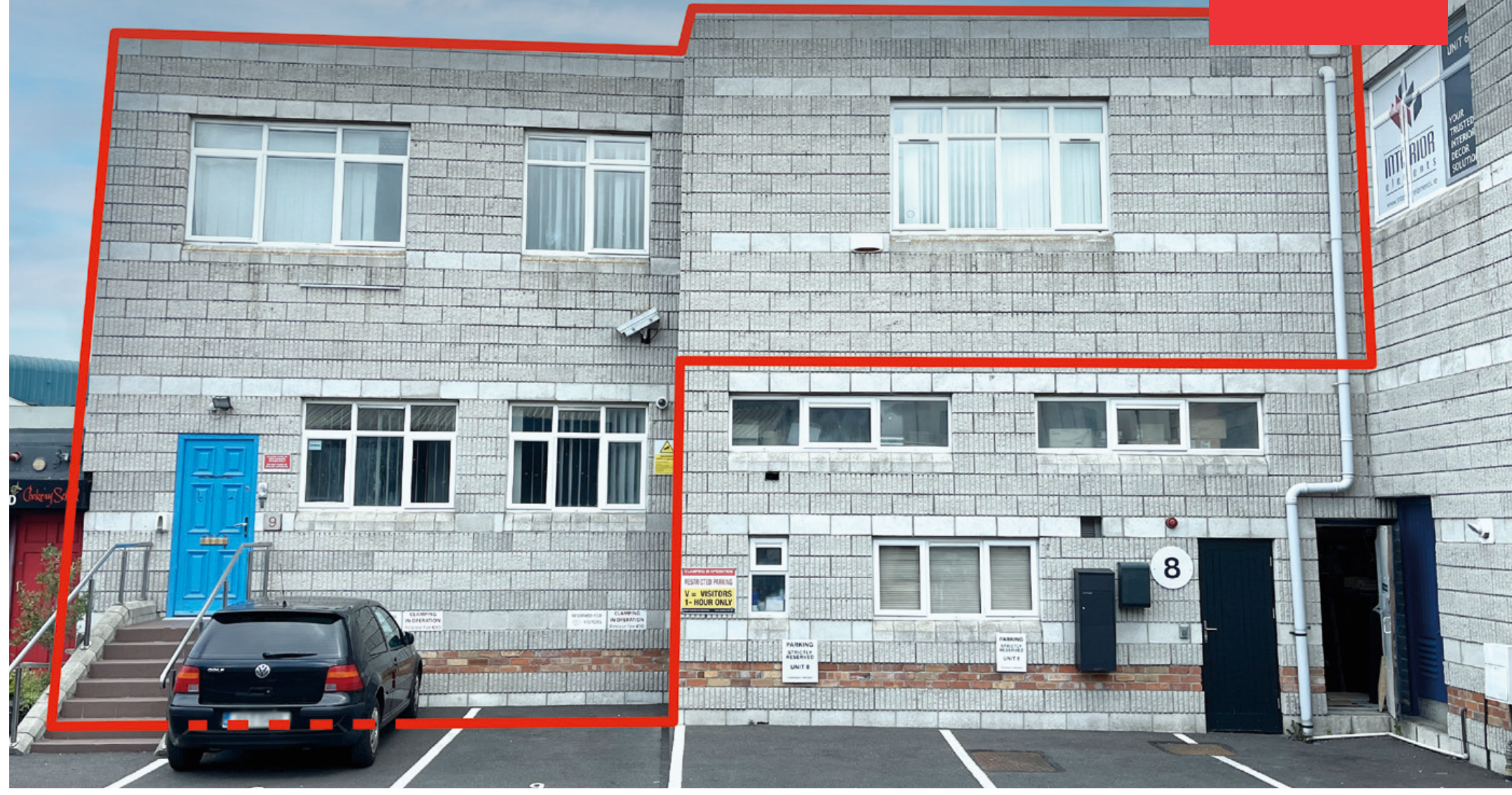


FOR SALE

**Unit 9 KCR Industrial Estate, Ravensdale Park,
Kimmage, Dublin 12**

Lisney

COMMERCIAL REAL ESTATE



ABOUT THE PROPERTY

Two-storey office unit extending to 250 sqm (2,691 sqft). Includes office accommodation, staff kitchenettes and W/C on each floor

Located in KCR Industrial Estate, only 3.5 km from Dublin city centre

Excellent accessibility to the M50 motorway (3.7 km to Junction 11 and 5 km to Junction 10) and the wider national road network, and well-served by multiple bus routes

Ample parking with 8 designated spaces

Zoned 'Z6' for Employment/Enterprise under Dublin City Development Plan 2022-2028



LOCATION

The subject property is located in the well-established KCR Industrial Estate in south-west Dublin.

Conveniently situated 3.7 kilometres from Junction 11 (N81 Interchange) and 5 kilometres from Junction 10 (Ballymount Interchange) on the M50 Motorway, providing easy access around the city and connectivity to the wider national road network.

Approximately 3.5 kilometres from Dublin city centre, offering convenient access to urban amenities.

Well-served by public transport with multiple bus routes, including routes 9, 15A, 74, and S4 providing frequent services.

DISTANCE TABLE

Destination	Distance (km)
Junction 11 (N81 Interchange)	3.7
Junction 10 (Ballymount Interchange)	5
Dublin City Centre	3.5
Dublin Airport	15

DESCRIPTION

- Terraced office unit, spread over 2 storeys extending to approximately 250 sqm (2,691 sqft).
- Ground floor includes an office room at the front, a staircase, staff kitchen, storage area, and male and female toilets at the rear.
- First floor features an open plan office area, 5 separate office rooms, staff kitchenette, and toilets.
- Access via main entrance at the front and a rear door.
- Includes 8 designated parking spaces (2 at the front, 6 at the rear).
- Adjacent to an office block on the east and commercial warehousing on the west.
- Internal specifications: part carpeted/part tiled flooring, suspended acoustic tile ceilings, plastered and painted walls, wall-mounted radiators.
- External construction: brick front, concrete block rear, double glazed aluminium framed windows.



Strategically situated, this property offers a spacious layout with office accommodation and excellent staff facilities.

ZONING

The property is located in area zoned objective 'Z6' Employment/ Enterprise under the Dublin City Development Plan 2022-2028. The zoning objective details, 'To provide for the creation and protection of enterprise and facilitate opportunities for employment creation'.

QUOTING PRICE

€395,000 (exclusive)

ACCOMMODATION

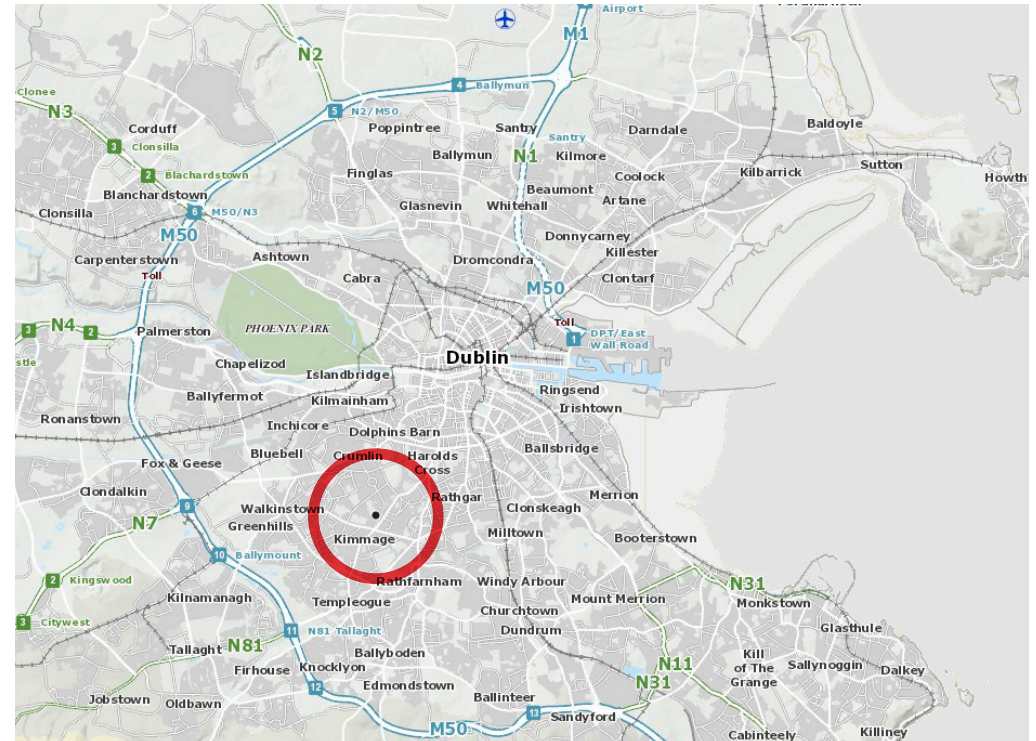
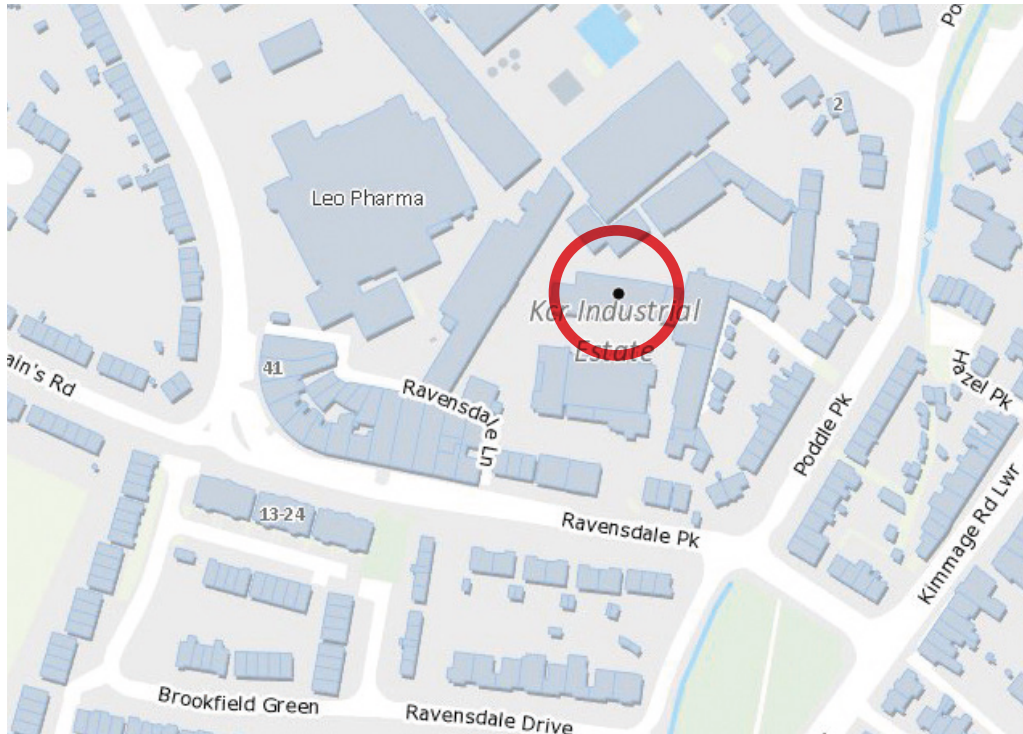
Floor	Sqm (NIA)	Sqft (NIA)
Total (GEA)	250	2,691





Excellent accessibility to the M50 motorway, offering easy city access and national connectivity.

LOCATION MAP



Lisney

COMMERCIAL REAL ESTATE

For further information

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Viewing Strictly by appointment with the sole letting agent Lisney.

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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.

