

**FOR SALE**

**Unit 14, Greenmount Industrial Estate,  
Greenmount Avenue, Harold's Cross, Co. Dublin**

**Lisney**

COMMERCIAL REAL ESTATE



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## ABOUT THE PROPERTY

Single storey building that has been subdivided to form two self-contained units.

Extend in total to approx. 3,171 sq.ft.

Excellent suburban location, approx. 2.5km from St. Stephen's Green.

Serviced well by numerous Dublin Bus routes, incl. No. 9, 16, 49 and 54A.

Property has the potential to support a wide variety of uses (Subject to PP).



### LOCATION

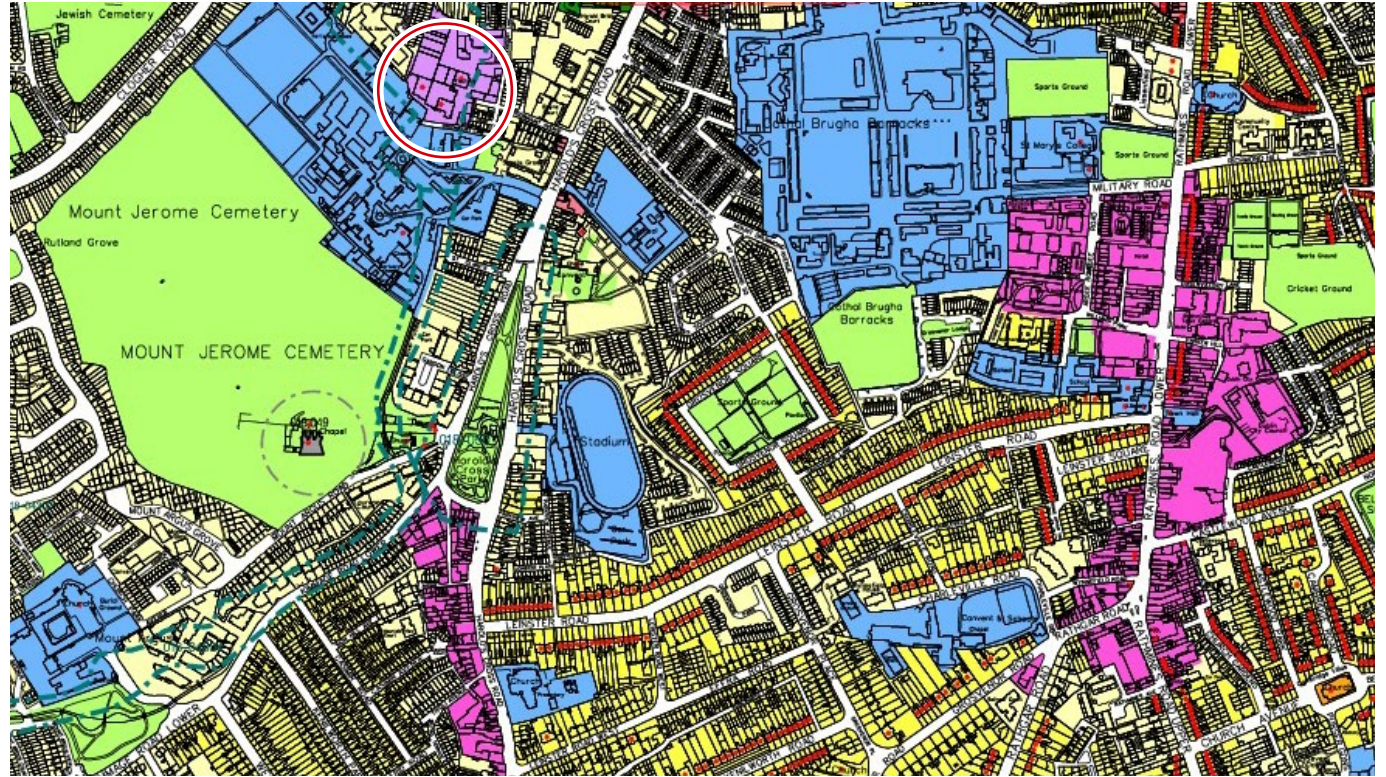
- The property is located within the Greenmount Industrial Estate on the western side of Harold's Cross approx. 2.5 km southwest of Dublin city centre.
- Situated approx. 0.4km south of the Harold's Cross Road
- Surrounding area is predominantly residential with a mix of office & light industrial uses.
- A variety of cafés, restaurants, and pubs within close proximity to the subject property.
- Wide range of occupiers within the estate, including Hugh McCarthy & Associates, RHD Workshop, TCM Controls Ltd, and Airbrushing.ie.

### DESCRIPTION

- Single storey regular shaped building of mixed masonry construction with smooth plastered elevations under a pitched slate roof.
- Internally, the building is subdivided into two self-contained units, Unit 14A and 14B and both have independent access.
- Previously, 14A was in use as a commercial kitchen & 14B as a recording studio.
- On street parking to the front of both units along Greenmount Avenue.



Situated approx. 0.4 km south of the Harold's Cross Road.



### ZONING

The property is located in an area zoned Objective Z6 'Employment / Enterprise'; "To provide for the creation and protection of enterprise and facilitate opportunities for employment creation" under the Dublin City Development Plan 2022 – 2028.



### ACCOMMODATION

Description	Sqm	Sqft
Unit 14A	140	1,504
Unit 14B	155	1,667
<b>TOTAL (GEA)</b>	<b>295</b>	<b>3,171</b>



Suitable to a wide variety of uses, subject to planning

**SERVICES**

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

**TITLE**

Freehold/ Long Leasehold

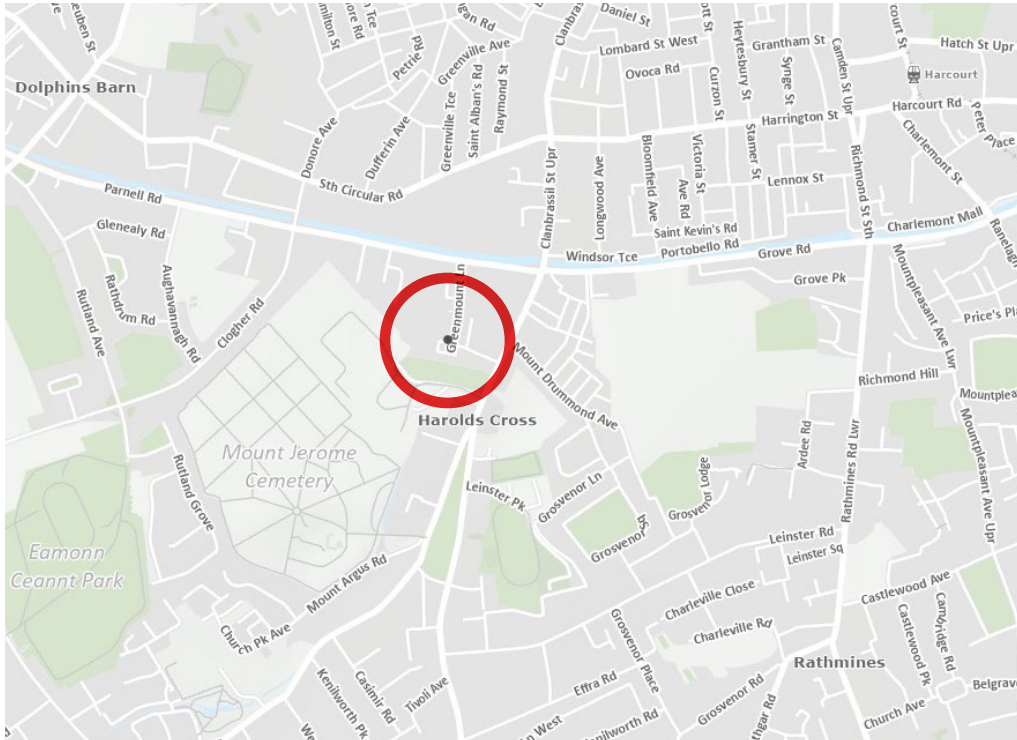
**GUIDE PRICE**

On Application

**BER INFORMATION**



**LOCATION MAP**



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**For further information:**

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Viewing Strictly by appointment with the sole letting agent Lisney.

**Lisney Commercial Real Estate**

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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.

