

Refurbished mid terrace light industrial
unit of approx. 7,350 sq ft

BER B1

UNIT 2 DUBLIN INDUSTRIAL ESTATE

32 BLACKWATER ROAD
GLASNEVIN | DUBLIN 11

 CUSHMAN &
WAKEFIELD

Lisney COMMERCIAL
REAL ESTATE

PROPERTY OVERVIEW



Recently refurbished mid terrace light industrial unit of approx. 7,350 sq ft



Situated within the wider Dublin Industrial Estate in Glasnevin



Dublin Airport is approximately 10.50km from the property



Clear internal height of approx. 6.50 meters & loading access via 1 no. loading door



LOCATION

The property is located on Blackwater Road within Dublin Industrial Estate, strategically located approx. 6 kms from Dublin City Centre and approx. 4 kms from the M50/N2 motorway junction, allowing rapid motorway access to all the main arterial route leading to and from Dublin City Centre, Dublin Airport and Dublin Port Tunnel. Dublin Airport and Dublin Port Tunnel are approximately 10.5km & 8.9km away respectively.

Public transport options for the area include 40, 40D, N2, 40E and 120. The Maynooth rail line and the Royal Canal run east-west through the site, while the Luas green line starts services at Broombridge and runs south towards the city.

Occupiers within the wider Dublin Industrial Estate include Bargaintown, Woodies, Screwfix, CESCO, Space Self Storage, Lanigan International Freight Limited and Begley's Fresh Produce Group.





THE PROPERTY



The warehouse extends to approximately 7,295 sq ft with ancillary office accommodation of approximately 55 sq ft



Steel portal frame construction with a new metal deck roof over



Loading access via 1 loading door to the front of the unit with an overhead canopy.



Clear internal height of 6.50m



Internally, there are full height concrete block walls to roof level



Yard area to the front of the building which is shared with the adjoining occupiers.

REFURBISHMENT PROGRAMME

The building will be undergoing a substantial refurbishment programme. A summary of the list of works are detailed below.

External

- New insulated panel roof
- New gutters.
- Service roller shutter doors.
- Recoating of cladding

Internal

- New LED lighting in warehouse
- New fire alarm and emergency lighting
- New toilet facilities
- Refurbished warehouse floor
- Painting throughout
- New Tea Station



SCHEDULE OF ACCOMMODATION

(Gross External Area)

Unit 2

Accommodation	Size (sq m)	Size (sq ft)
Warehouse	677.70	7,295
Ancillary Office	5.10	55
Total Area	682.80	7,350

All measurements are approximate and for information purposes only. Intending occupiers must satisfy themselves as to the accuracy of the measurements and information provided above.

LAND USE ZONING

Under the Dublin City Development Plan 2022 – 2028, the subject property has been recently rezoned to “Z14 - To seek the social, economic and physical development and/or regeneration of an area with mixed-use, of which residential would be the predominant use.”

FURTHER INFORMATION

SERVICES

We have assumed that all services including electrical, water and drainage are available to the property.

VIEWING

Viewings are strictly by prior appointment with joint leasing agents, Cushman & Wakefield and Lisney.

QUOTING RENT & TERMS

On Application.

OUTGOINGS

Commercial Rates: approximately €5,450 per annum.
Service Charge: €7,272 + VAT per annum.
Subject to annual change.

TARGETED BER



JOINT LEASING AGENT



2 Cumberland Place
Fenian Street
Dublin 2
www.cushmanwakefield.ie
PSRA: 002222

Nicola Gilleece
+353 87 063 6112
nicola.gilleece@cushwake.com

Patrick Smyth
+353 86 066 5442
patrick.smyth@cushwake.com



St Stephen's Green House
Earlsfort Terrace
Dublin 2
www.lisney.com
PSRA: 001848

Sean Gormley
+ 353 87 676 8112
sgormley@lisney.com

Sam Clarke
+ 353 87 334 4854
sclarke@lisney.com



Real Estate

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