



Knockmitten Lane

Dublin 12, D12 FX98

Well located industrial property with hardstanding yard space available to Let via Assignment/ Sub-Lease

- Two detached units extending in total to approx. 8,820 sq.ft
- Secure, enclosed rear yard of approx. 0.24 acres
- Excellent location with easy access to the M50 via the Naas Road
- Available from June 2025

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Summary

Rates Payable	€14,600.40 per annum Based on 2025 ARV
Rateable Value	€52,900
Service Charge	N/A
BER Rating	G

Description

Comprises an irregular shaped site with two detached industrial warehouse units situated thereon. Unit 1 extends to approx. 3,550 sq.ft, features an eaves height of approx. 6.75m with 1 roller shutter door. Unit 2 extends to approx. 5,270 sq.ft, features an eaves height of approx. 4.1m with 2 roller shutter doors. Both of steel portal frame construction with pitched metal deck roofs incorporating translucent light panels. The unit benefits from a yard to the front, used for external storage/ car parking, with direct access onto Knockmitten Lane. There is also a rear yard extending to approx. 0.24 acres which is all hardstanding and accessed via Unit 2.

Location

The property is located on the north-western side of Knockmitten Lane within Western Industrial Estate. Approximately 8.7 km south-west of Dublin City Centre. Nearby occupiers include Solus, Ronan Kelly Motors, An Post Dublin Parcel Hub and Profast Ltd. Western Industrial estate is a well-established industrial location due to its close proximity to the M50 Dublin Orbital Route via the Red Cow Interchange.

Accommodation

The accommodation comprises the following areas:

Name	sq m	sq ft
Unit 1	330	3,550
Unit 2	490	5,270
Total	820	8,820

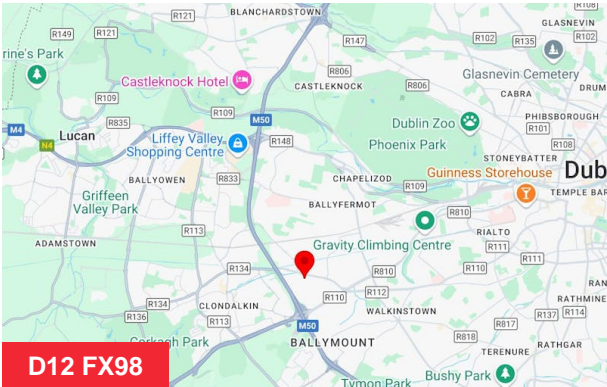
Viewings

Viewing is strictly by arranged appointment only with letting agents Lisney


Terms

To Let via Assignment / Sub-Lease

Lease terms available upon request



Viewing & Further Information

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