

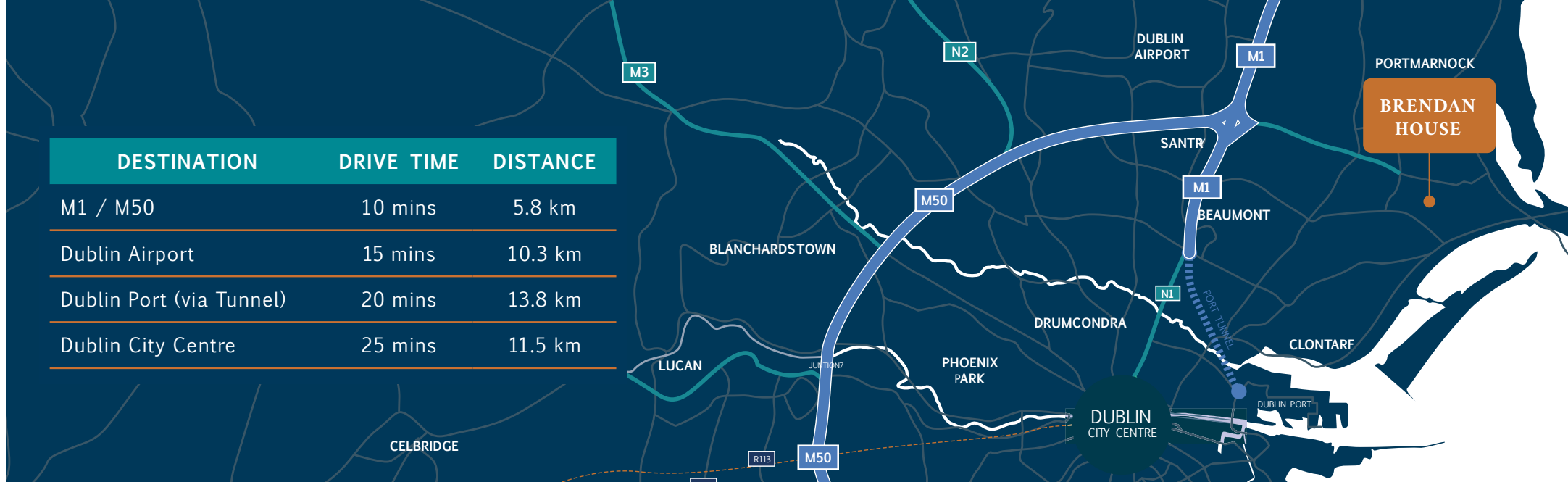
Lisney

COMMERCIAL REAL ESTATE

FOR SALE

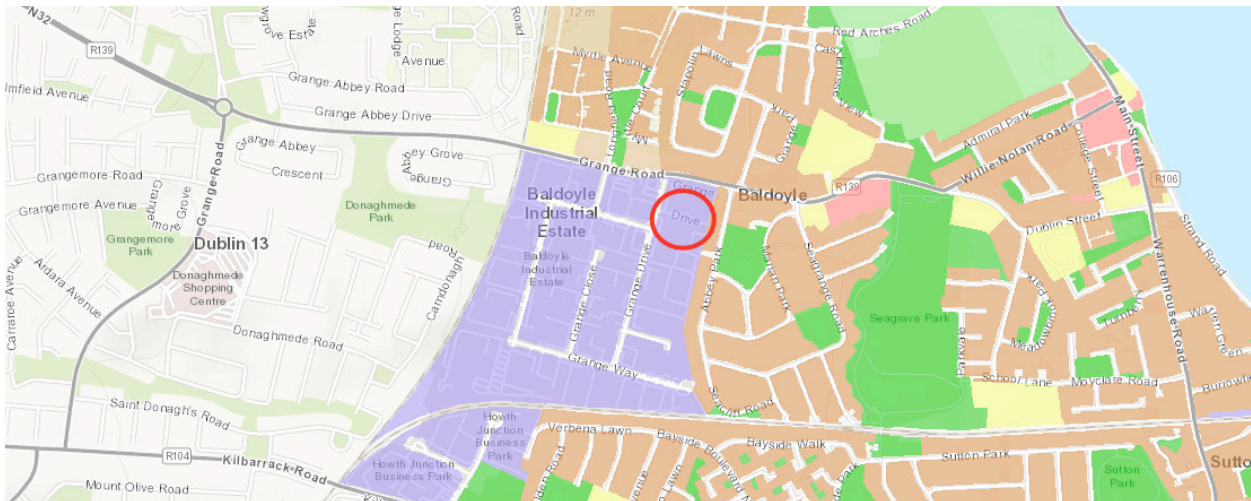


BRENDAN HOUSE, 151 GRANGE DRIVE, BALDOYLE INDUSTRIAL ESTATE
DUBLIN 13 | D13 N4C6



LOCATION

- Situated within Baldoye Industrial Estate approximately 10 km northeast of Dublin City Centre and 10 km east of Dublin Airport.
- Other occupiers in the park include Norton Group, Homevalue, An Post, Sentient Healthcare, Irish Paper and Viatris.
- Baldoye offers a small variety of retail opportunities with a wider selection of retailing and amenity options available in nearby areas such as Clare Hall, Donaghmede and Sutton.
- In terms of public transport, the area has the benefit of a Quality Bus Corridor with a multiple Dublin Bus routes as well as DART services at the nearby Howth Junction and Clongriffin stations.



ZONING

The property is located in area zoned 'GE - General Employment' under the Fingal Development Plan 2023 – 2029, which means to 'provide opportunities for general enterprise and employment'.



Detached industrial unit offering approx. 4,273 sq.m of warehouse and office accommodation.



Located in a prominent position within Baldoyle Industrial Estate.



Loading access via 6 internal dock levellers with grade-level roller shutter doors, plus 1 additional standard grade-level roller shutter door.



Clear internal height of approx. 5.6m.



Ample car parking to the front of the unit.



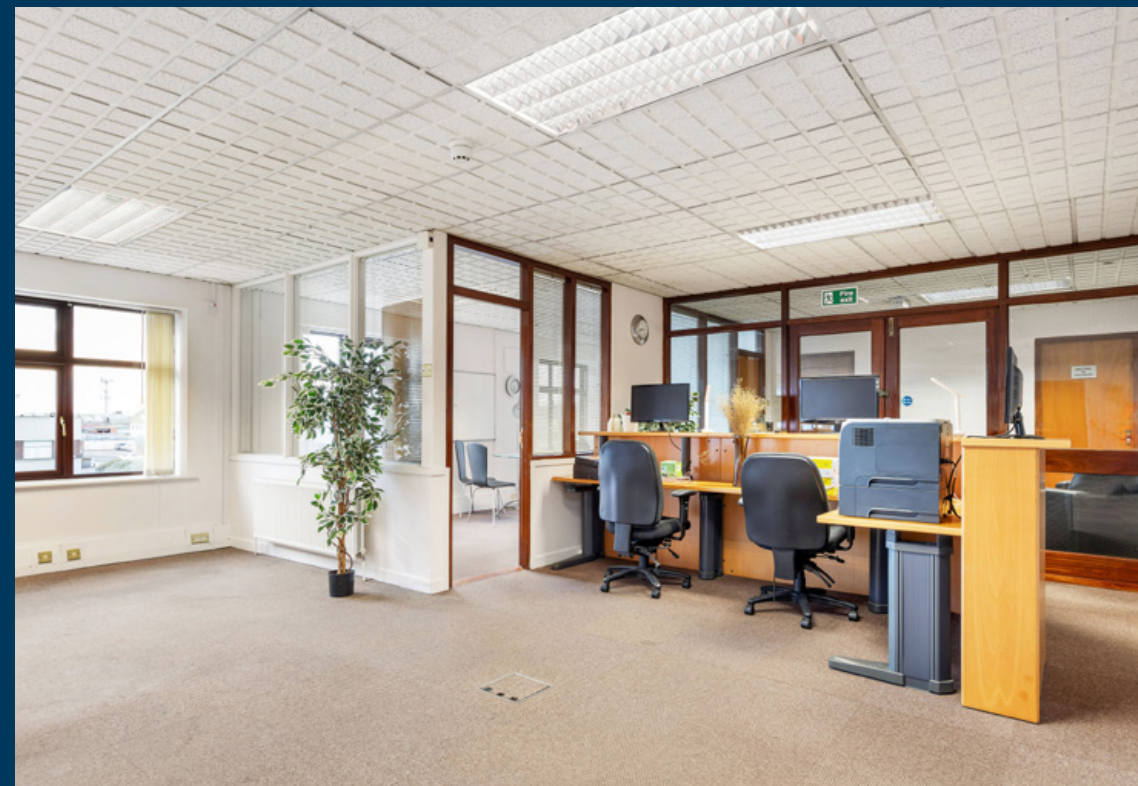


BRENDAN HOUSE

Access to
Brendan House
Only

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DESCRIPTION

- Comprises a detached industrial building of with two storey office accommodation to the front.
- Concrete portal frame construction with full-height masonry block infill walls
- Double skin metal deck roof with translucent light panels.
- Solid concrete floor
- Loading access via 6 internal dock levellers with grade-level roller shutter doors.
- Clear internal height of approx. 5.61m
- Approx. 30 car parking spaces to the front and an enclosed hardstanding yard to the side.

ACCOMMODATION (GEA)

DESCRIPTION	SQ.M	SQ.FT
Warehouse	3,369	36,268
Ground Floor Offices	368	3,959
First Floor Offices	368	3,959
Total	4,105	44,187
Mezzanine	52	561

Intending tenants are specifically advised to verify all information, including floor areas.

SERVICES

All mains' services including three-phase power are provided and connected to the property. The property has the benefit of solar panels on the roof.

GUIDE PRICE

On Application

RATES

€39,512 per annum (Based on 2025 ARV)

TITLE

Freehold

BER INFORMATION



FURTHER INFORMATION | VIEWING

To arrange a viewing or to request further information contact:

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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.