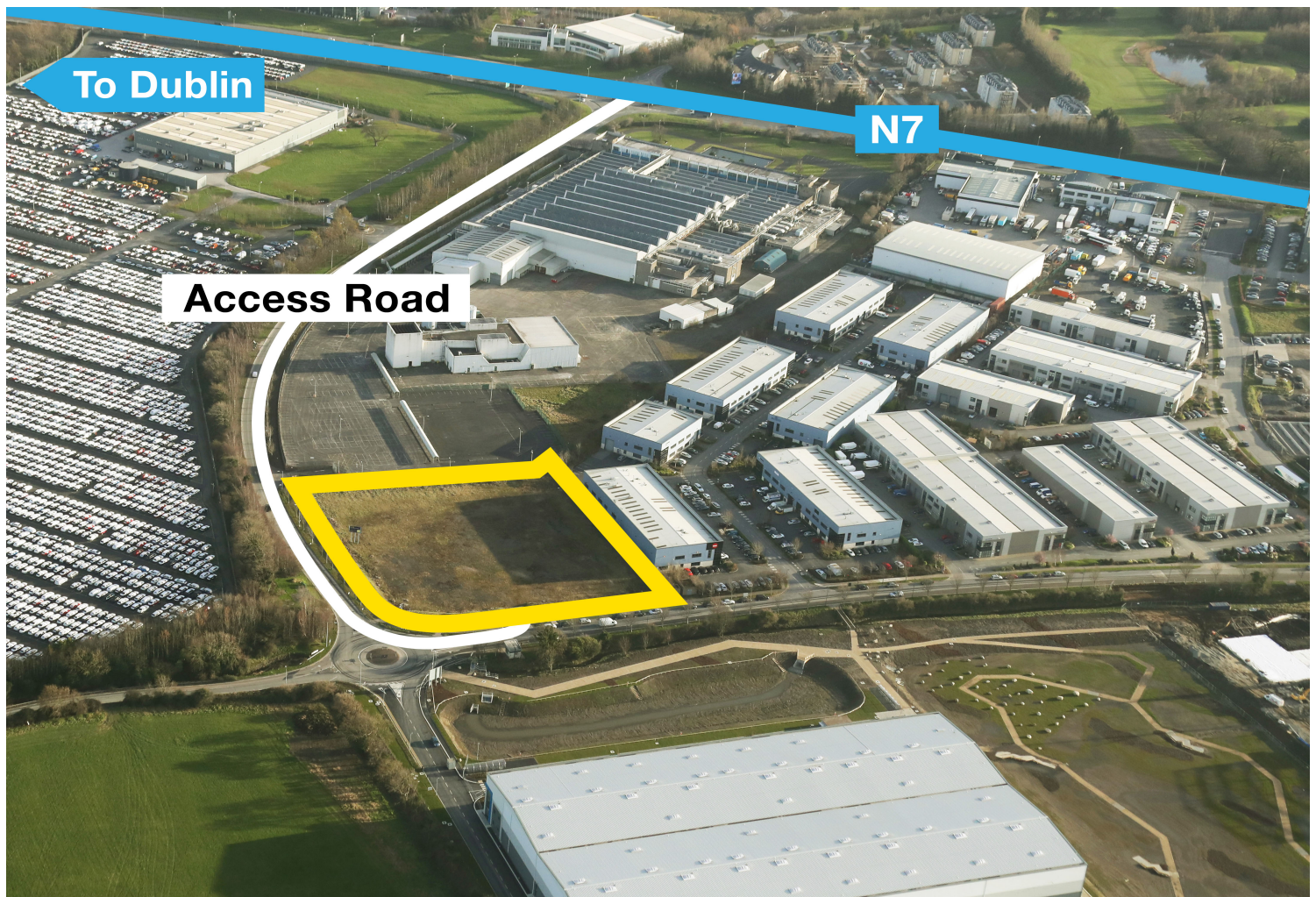


For Sale

Approx. 0.93 ha. (2.31 ac.) site at Baldonnell Business Park, Baldonnell, Dublin 22.



Outline for identification purposes only

- Approx. 0.93 ha. (2.31 ac.) hardcore-surfaced site
- Prime corner site at main entrance to Baldonnell Business Park
- Approx. 15.2 km from Dublin City centre and approx. 6.5 km from junction 9 on the M50

Location

- Baldonnell Business Park is a premier development situated in southwest Dublin with an extensive, high profile boundary fronting onto the N7 (Naas Road), the main arterial route linking Dublin with the key provincial cities of Cork, Limerick and Waterford
- Baldonnell Business Park is approx. 15.2 km from Dublin City centre and approx. 6.5 km from junction 9 on the M50
- Notable occupiers in the locality include MJ Flood, NVD and E. Fox Engineering amongst others

Description

The subject property comprises an approx. 0.93 ha. (2.31 ac.) corner site laid out in hardcore at the entrance to Baldonnell Business Park. The property is a zoned serviced site suitable for a range of options subject to acquiring the necessary permissions.

Land Use Zoning

Under the South Dublin County Council Development Plan 2016 - 2022, the subject site is zoned under Land Use Zoning Objective 'EE': 'To provide for enterprise and employment related uses'. Under the South Dublin County Council Development Plan these lands can accommodate low to medium intensity enterprise and employment uses.

Permitted uses under the EE zoning objective include; Enterprise Centres, Fuel Depot, Heavy Vehicle Park, General & Light Industry, Office-Based Industry, Petrol Station, Public Services, Science and Technology Based Enterprises, Transport Depot, Warehousing and Wholesale Outlets.

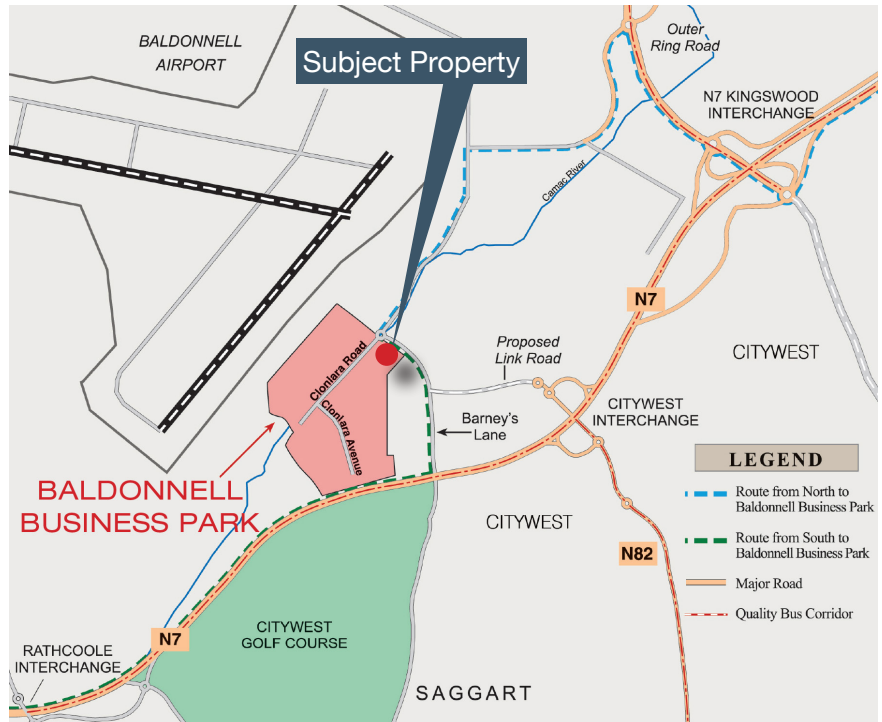
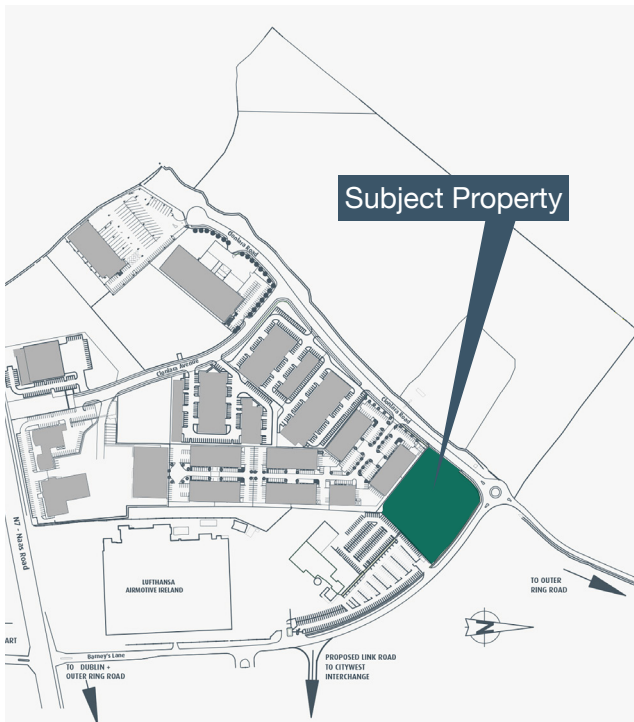
The site benefits from having frontage onto both Clonlara Avenue and the main entrance road to Baldonnell Business Park.

Service Charge

The Service Charge is €6,143.85 inclusive of VAT.

Inspections

All inspections are strictly by appointment through the sole agent.



Outline for identification purposes only

Sole Agent Industrial
Department, 33
Molesworth Street,
Dublin 2, D02 CP04.

01 618 1300
savills.ie

Stephen Mellon
01 618 1366
stephen.mellon@savills.ie
002233-006202

Elaine Gordon
01 618 1313
elaine.gordon@savills.ie
002233-005472

Gavin Butler
01 618 1340
gavin.butler@savills.ie
002233-002934

Ben McArdle
01 618 1371
ben.mcardle@savills.ie
002233-7511

Savills Ireland and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/ Lessee or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction. This brochure is issued by Savills Ireland on the understanding that any negotiations relating to the property are conducted through it. All maps produced by permission of the Ordnance Survey Ireland Licence No AU 001799 © Government of Ireland

savills