

Mervyn Feely & Associates

Chartered Surveyors, Estate Agents & Valuers

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INVESTMENT FOR SALE



Unit 1 Kilcarbery Business Park, Clondalkin, Dublin 22

- Fully Let to Saint-Gobain
- Passing Rent €34,000pa
- High Quality, Modern Light Industrial Unit
- Approx. 395sqm (including 172.4sqm offices)

- Email: mervfeely@gmail.com

LOCATION:

Kilcarbery Park is located approximately 11km from Dublin City Centre on the north side of the New Nangor Road with easy access to the N4, N7 and M50. The M50 provides access to Dublin Airport (25kms), Dublin Port (32kms) and the national road network. The park has been constructed and is maintained to the highest standards with 24-hour security. The local area is home to an unrivaled collection of multi-national occupiers including Microsoft, Pfizer, Grifrols and Google. Other occupiers in Kilcarbery Park include BWG, Britvic, Aspera Solutions, Zenith Technologies and Dreamtec Software. Liffey Valley Shopping Centre, one of Dublin's is just over 5kms to the north-east of the property.

DESCRIPTION:

The property comprises a modern end of terrace industrial warehouse unit with an eaves height of 8.52m. There are two storey offices to the front of the unit with access through a ground floor loading bay of 2.9m to the main warehouse. Internally the offices are fitted to a good standard to include double glazed aluminum windows, perimeter trunking and suspended ceilings with inset florescent and spot lighting.

ACCOMODATION: Warehouse	222.54sqm
Offices	<u>172.40sqm</u>
Total	394.94sqm
4 Car Parking Spaces	

LEASE:

The property is let to Saint-Gobain Construction Products (Irl) Ltd, (Turnover €5.93m) on a 10-year lease from 12th September 2018 with rent review and A break option in September 2023. Saint-Gobain is a leader for Habitat and for new component & renovation in mainly residential and industrial markets. The group provides innovation and development through high-performance materials in the automotive, aeronautical, health, defense, security and food and beverage industries.

RATES: €5,326.80 (2002)

SERVICE CHARGE: €2,296.16 (2022)

PRICE: €550,000

VIEWING: Strictly by Appointment.

PSRA Licence No: 001142

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