

OFFICE - WAREHOUSE FOR SALE/TO LET



Former Mini Photo, Laraghcon, Lucan, Co. Dublin

- Detached Building on Large Site
- Office Warehouse – Approx. 465sqm
 - Easy access to M50, N3, N4

LOCATION:

The property is located within close proximity of the N4/M4/M50/M7/M8, QBC, Nitelink, Confey Train Station, Liffey Valley & SuperValu shopping centres, as well as a host of other amenities that include a variety schools (St. Mary's Parish), public transport, parks and sporting facilities. Other local recreational amenities of note include St. Catherine's Park, Westmanstown Sports Centre and Hermitage & Lucan Golf Club. Laraghcon is readily accessible to Intel, Hewlett Packard, Grangecastle and the wider area around Castleknock / Blanchardstown.

DESCRIPTION:

The premises comprise a detached office/warehouse on an extensive site. The 2 storey office building is to the front with a single storey warehouse to the rear. The offices have a main reception; 9 offices; boardroom; kitchen and toilets on the ground and first floor. The warehouse is open plan. The buildings have an Alarm; Cat5 & Cat6 data cable. There is ample site area for deliveries and car parking. There is potential for further extension to the building subject to planning permission.

ACCOMMODATION:

Office:	232sqm (2,500sqft)
Stores:	<u>232sqm (2,500sqft)</u>
Total:	464sqm (5,000sqft)

PRICE: €450,000 **RENT:** €50,000pa

LEASE: Flexible Term

RATES: €2,200pa

BER: To be provided

VIFWING: Strictly hv Appointment

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Chartered Surveyors, Estate Agents & Valuers