



- For Sale By Private Treaty
- On the instructions of David Carson (Receiver)
- End of terrace industrial unit
- Size: Approx. 288 sq.m (3,100 sq.ft) plus mezzanine
- Two storey offices to front
- Additional 148 sq.m (1,587 sq.ft) offices/storage at mezzanine level



### Details

End of terrace industrial unit with extensive mezzanine level

Total gross external area 288 sq.m (3,100 sq.ft) (excluding mezzanine)

Loading access to the front via roller shutter

Removal of mezzanine would result in a clear eaves height of approx. 6.5 metres

Car parking for approximately 12 cars to the front and side

The approximate gross external floor area of the building is as follows:

Description	Sq M	Sq Ft
Ground Floor Warehouse	174.9	1,880
Ground Floor Offices	56.6	610
First Floor Offices	56.6	610
Total (Gross External Area)	288.1	3,100
Mezzanine level	147.5	1,587



### Location

Situated within Clondalkin Industrial Estate, Dublin 22

1.3kms (4 mins) from Nangor Road

4.5kms (10 mins) from Junction 9 (Red Cow) M50/N7

5.0 kms (12 mins) from Junction 7 M50/N4

12kms (20 mins) from Dublin City Centre

Occupiers within the estate include Greyhound Recycling, KN Network Services, 3:Rock Signs, Chain and Rope Supplies.



[Click image to view location map](#)



[Click image to view OS map](#)

**Title**

Property is being marketed with full vacant possession

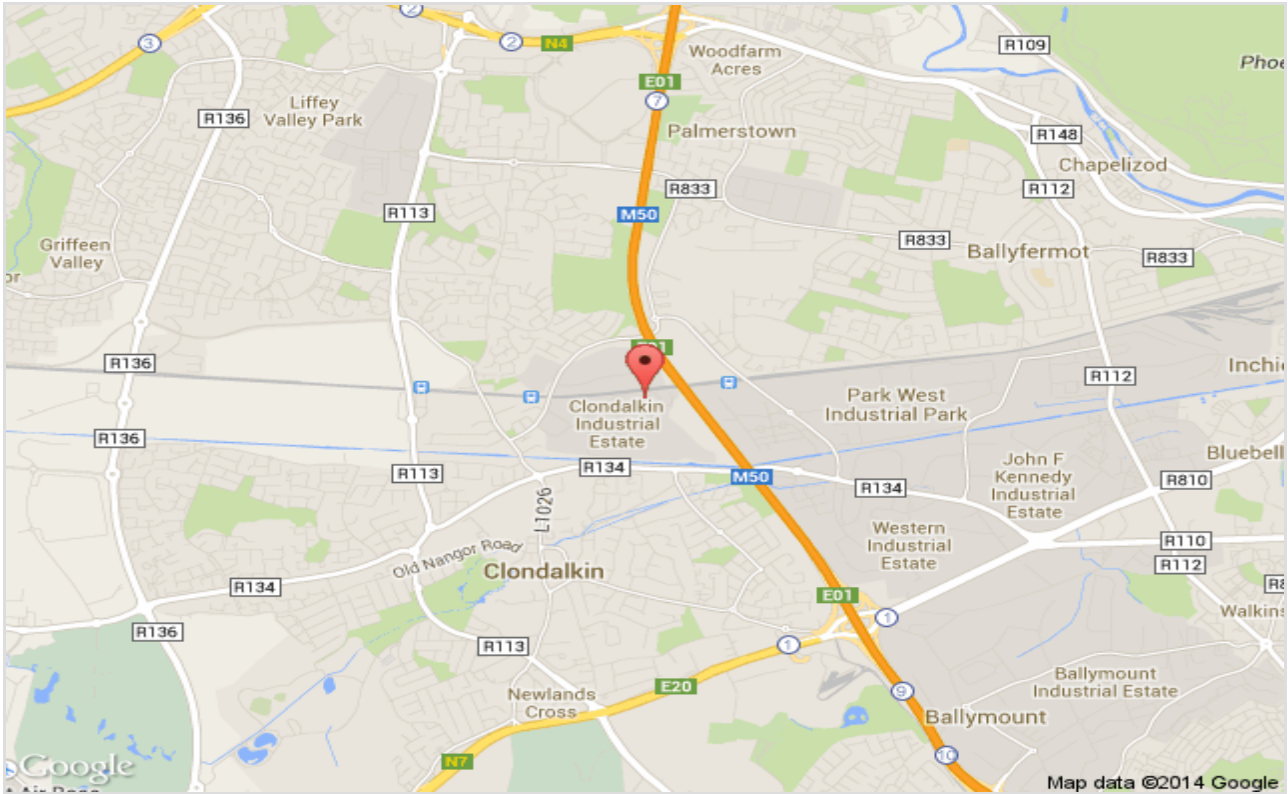
We understand the property is held Freehold

**Price**

On application

**Viewing**

Strictly by appointment only



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Tel: +353 (1) 6477900

Niall Brereton

[nbrereton@bannon.ie](mailto:nbrereton@bannon.ie)

001830-002134