

FOR SALE / TO LET



KELLY WALSH  
property advisors & agents

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## DETACHED INDUSTRIAL UNIT

JFK AVENUE, JFK IND. ESTATE, DUBLIN 12 D12 F862



### HIGHLIGHTS

-  Located in a highly sought after industrial location
-  Detached industrial unit extending to 2,568 sq m
-  Self-contained site extending to approx 0.48 Ha
-  Clear internal eaves height of 6.5m
-  Standard grade and dock level loading facilities
-  Extensive marshalling yard

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## LOCATION

Located on John F. Kennedy Avenue in John F. Kennedy Industrial Estate. Access to the Estate is from both Kilemore Road and Kileen Road. Situated in the immediate vicinity are Frank Keane BMW, Harris Group, Top Oil, and Carcessories.

The surrounding area is one of Dublin's most established commercial locations and benefits from its ease of access to

both Dublin City Centre and the M50, M7 and M4 motorways and only c. 8 km Southwest of Dublin City Centre.

The area is also well serviced by transport links including Park West and Cherry Orchard Train Station, several Dublin Bus routes and LUAS shuttle bus services.

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## DESCRIPTION

The property comprises a detached industrial unit extending to 2,568 sq m on a self-contained site of approximately 0.48 Ha.

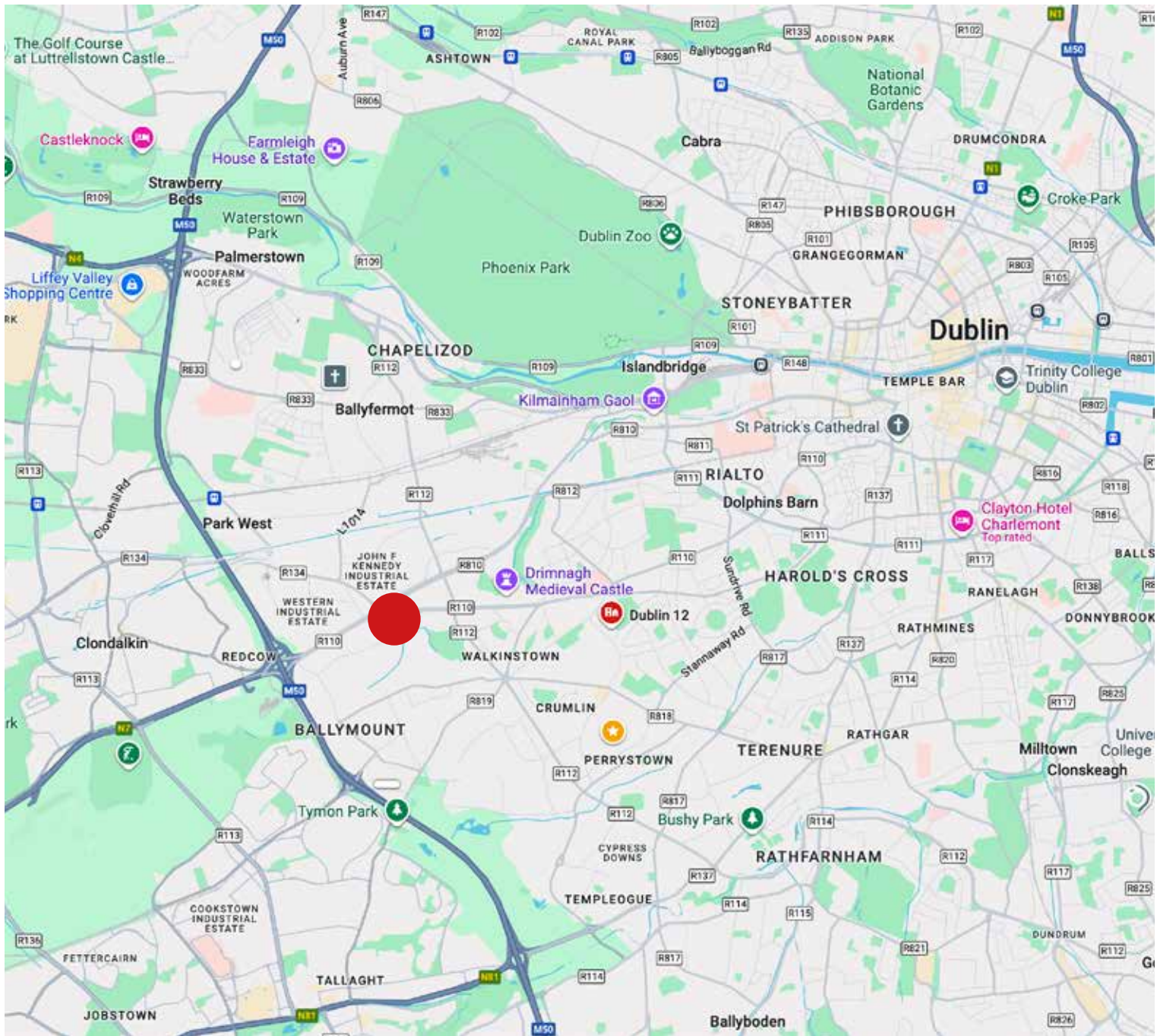
The unit is of concrete portal frame construction with concrete block infill walls to full height. The roof is of double skin asbestos incorporating translucent roof lights.

The clear internal eaves height is approximately 6.5m. Generally the property comprises for two storey offices to the front with warehouse to the rear.

There are two standard grade loading bays to the side with four dock level loading bays to the rear.

The entire site, which is secured by perimeter palisade fencing, provides for car parking and hard standing area. The overall floor area can be broken down as follows:

UNIT	DESCRIPTION	SQM
WAREHOUSE	SINGLE STOREY	2,060
OFFICES	GROUND FLOOR	254
OFFICES	FIRST FLOOR	254
<b>TOTAL</b>		<b>2,568</b>



Map for identification purpose only (not to scale).

## ENERGY RATING

**BER D2**

## TERMS

Available For Sale with Vacant Possession or To Let under FRI Lease with minimum 5 year term.

## VIEWING

Strictly by prior appointment with the agent.

## PRICE/RENT

On application.

## CONTACT

For further information, please contact:  
Jeremy Kelly on 01-664 5500

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