

Lisney

**Smith
Harrington**

ESTD
1870

FOR SALE

DETACHED SHELL OFFICE PREMISES, DUNSHAUGHLIN BUSINESS PARK, CO. MEATH



01-638 2700

- 1,300 sqm (14,000 sqft) of office accommodation over 3 floors.
- Great transport links – M3 in close proximity with easy access to the N3/M50.
- 35 allocated car parking spaces.
- Suitable for owner occupiers or investors.



**LOCATION**

The subject property is located within Dunshaughlin Business Park, situated just off the Main Street, approximately 1 km south of Dunshaughlin village. In close proximity to the property is the M3 motorway, which provides great access routes to and from Dublin city centre, located approximately 30 km away.

The property also benefits from excellent accessibility to the N3/M50, Dublin Airport and all main arterial routes serving the north, west and south of the country.

THE PROPERTY

This property is approximately 14,000 sqft of office accommodation located over three floors. Currently in shell condition, it has a lift, raised floors and suspended ceilings, and each floor can be broken down into smaller spaces. The unit also boasts 35 allocated parking spaces.

ZONING

GZT Zone: E2 – General Enterprise & Employment.

Plan Currency: From 2013 to 2019.

Local Authority: Meath County Council.

TITLE

We understand that the property is held on a long leasehold or Freehold title.

SERVICES

We understand that all the usual mains services are connected to the property including water, electricity and telephone.

046 902 1113

ACCOMMODATION

Description	Sqm	Sqft
Ground Floor Office	139	1,496
First Floor Office	139	1,496
Warehouse	650	6,996
Total	929	10,000

BER INFORMATION

BER: Exempt.

FURTHER INFORMATION / VIEWING

Strictly by appointment.

For further information please contact:

LISNEY

Colin McCarron 01-638 2775 cmccarron@lisney.com

Cathal Daughton 01-638 2737 cdaughton@lisney.com

SMITH HARRINGTON

John B. Harrington 046 902 1113 johnb@smithharrington.ie



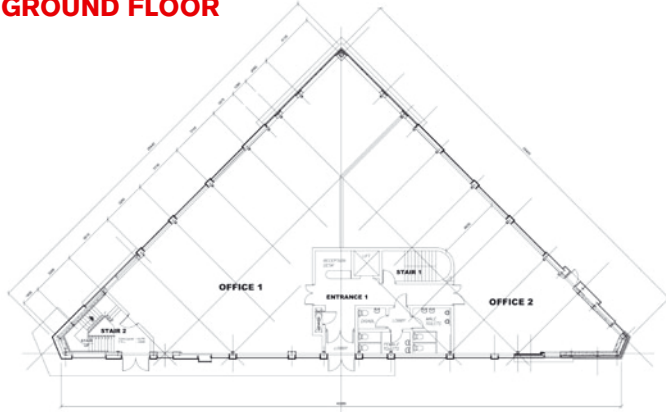


01-638 2700

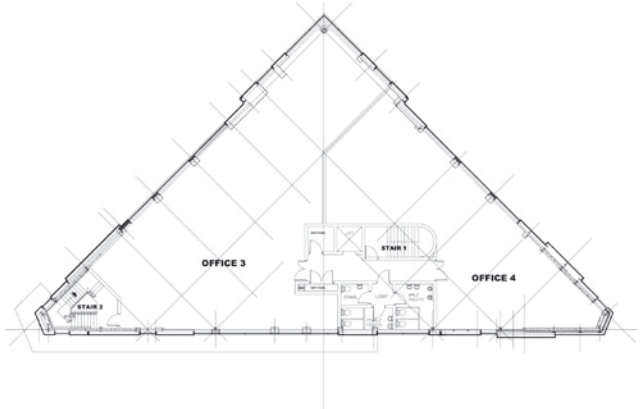
FLOOR PLANS

NOT TO SCALE, FOR IDENTIFICATION PURPOSE ONLY

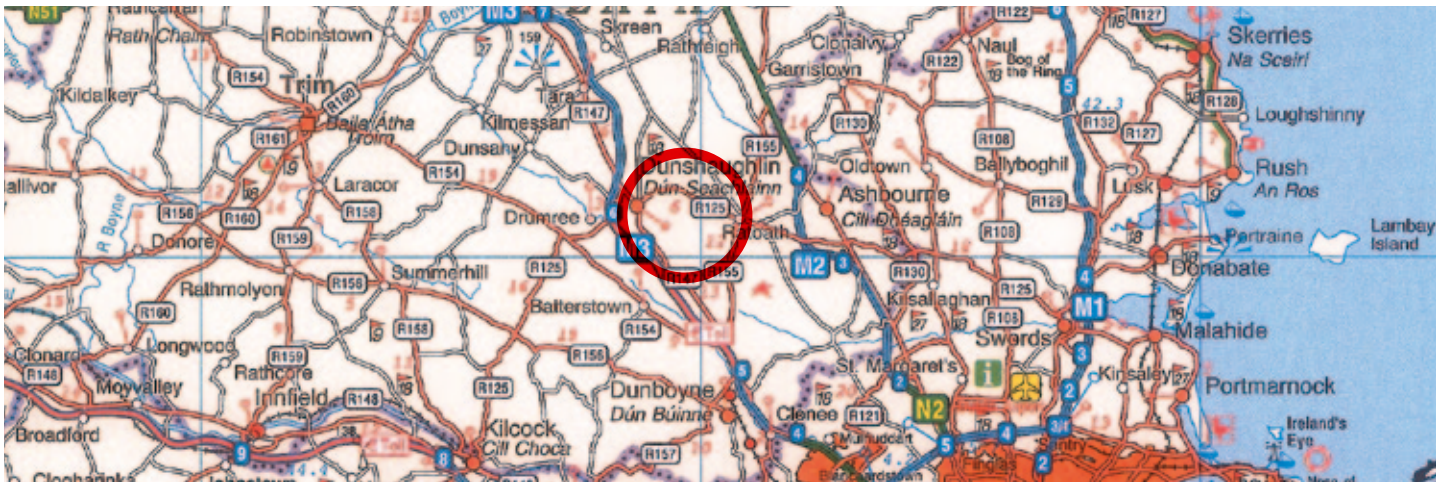
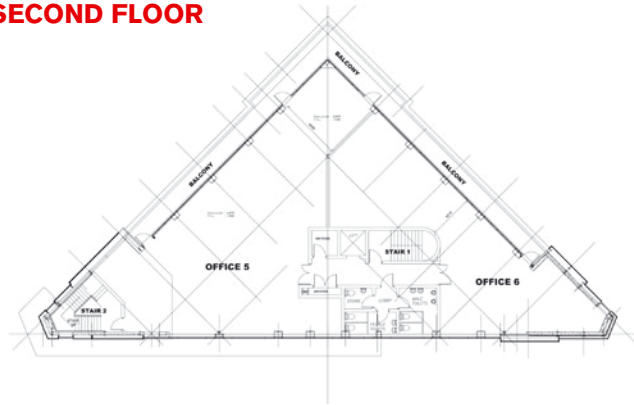
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Ref: CAF37289

An independently owned and operated member of the



ST. STEPHEN'S GREEN HOUSE
Earlsfort Terrace, Dublin 2, D02 PH42
Tel: +353 1 638 2700
Fax: +353 1 638 2706
Email: dublin@lisney.com

Smith Harrington, 8/9 Bridge Street, Navan.
Chartered Surveyors.
Tel: 046 902 1113
Fax: 046 902 1091
Website: www.smithharrington.ie

Lisney and Smith Harrington and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Lisney nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.

