

BER E2

KARKRAFT HOUSE, KILBARRACK INDUSTRIAL ESTATE, KILBARRACK, DUBLIN 5



01-638 2700

- Detached Ind. Premises extending to 3,022 sqm incl. two-storey offices of 1,223 sqm on 0.49 ha (1.2 Acres).
- Adjacent to Howth Junction DART Station
- Zoned 'GE' - General Employment
- Title: Freehold
- Former showroom/trade counter use





LOCATION

The property is located adjacent to Howth Junction Dart station on the northern side of the Kilbarrack Road, near the junction with Kilbarrack Parade accessed directly off Kilbarrack Way, approximately 10 km to the north east of Dublin city centre and approximately 8 km to the east of Dublin Airport. Nearby notable occupiers include Gerard Laboratories, Avis Fleet Solutions, Niamh Barrog GAA Club and Denis Mahony Motors.

Kilbarrack is a predominately residential suburb of north Dublin with a number of traditional housing estates located surrounding the subject property. Baldoyle Industrial Estate is located approximately 500 metres north of the subject property.

Retail and other services facilities are provided in the locality in the form of local convenience parades of shops together with a more comprehensive range of such facilities at Donaghmede Shopping Centre, approximately 1.5 km to the west of the subject property.

Transport to and from the area is by means of road and rail links with easy access to the M50 orbital motorway and the Port Tunnel. Howth Junction DART Station is located next to the subject property, with regular train services to and from Dublin city centre, also providing access to the wider national rail network. Dublin Bus also serves the area with various routes to the city centre and wider Dublin area.

DESCRIPTION

Karkraft House comprises a combination of warehouse to the rear and two storey offices and showroom to the front situated on a secure site which extends to approximately 0.49 Ha (1.2 Acres).

The building is of concrete portal frame with concrete block infill walls to full height, with a mix of brown brick external leaf and pebble dash finish to the external elevations. There is a single skin corrugated asbestos roof incorporating translucent panels and comprises solid concrete floors throughout. The building has a clear internal height of approximately 6.7m. Access to the property is via two folding steel doors.

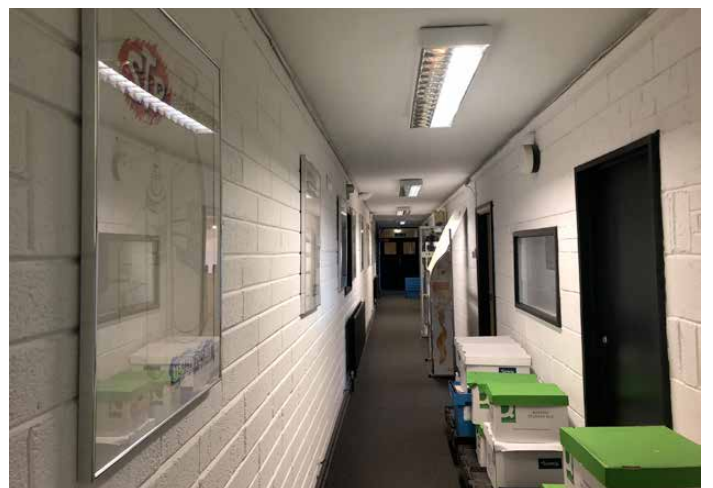
The offices and showroom have a mix of carpet, laminate timber floor and ceramic tile/stone flooring, timber frame windows, recessed lighting and plastered and painted walls.

There is a small customer seating area, a kitchenette, and male and female W.C's at both ground and first floor level. The premises also has the benefit of an oil fired central heating system.

The building occupies a regular shaped site, with concrete surfaced circulation areas, a tarmac surfaced staff and customer carpark to the front for approximately 30 cars. There is also a palisade fence along the perimeter of the site.

ACCOMMODATION

Description	Sq.M.	Sq.Ft
Warehouse	1,790	19,268
Two Storey Offices & Showroom	1,223.6	13,170
Total	3,023.6	32,539



ZONING

The property is zoned 'GE' or General Employment under the Fingal County Development Plan 2017-2023. Objective: Provide opportunities for general enterprise and employment. Facilitate opportunities for compatible industry and general employment uses, logistics and warehousing activity in a good quality physical environment.

The Following uses are permitted in principle under zoning objective 'GE'

"Builders Provider/Yard Civic Waste Facility Enterprise Centre Food, Drink and Flower Preparation/Processing Fuel Depot/ Fuel Storage High Technology Manufacturing Industry - General Industry - Light Logistics Office Ancillary to Permitted Use Open Space Petrol Station Research and Development Restaurant/Café Retail - Local < 150 sqm nfa Road Transport Depot Sustainable Energy Installation Telecommunications Structures Training Centre Utility Installations Vehicle Sales Outlet - Small Vehicles Vehicle Sales Outlet - Large Vehicles Vehicle Servicing/Maintenance Garage Warehousing Waste Disposal and Recovery Facility (Excluding High Impact) Wholesale".

TITLE

Freehold Folio: DN3377F

BER DETAILS

BER:E2

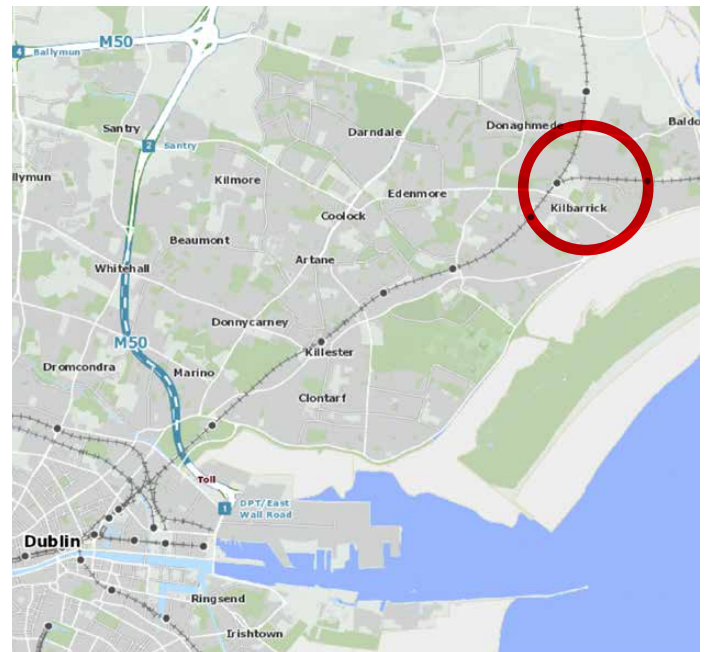
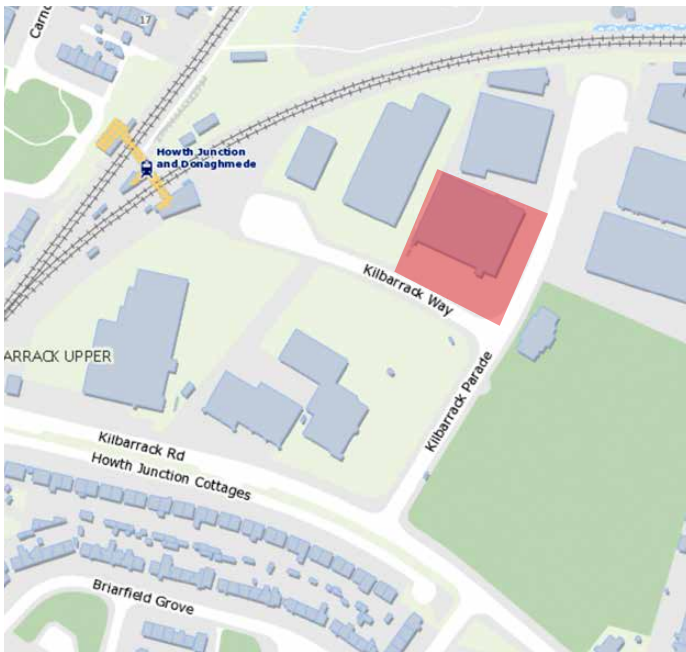
BER Number: 800704264

FURTHER INFORMATION / VIEWING

Viewing is strictly by arranged appointment only.

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.

