

UNIT 18 CHERRY ORCHARD INDUSTRIAL ESTATE, DUBLIN 10

INDUSTRIAL INVESTMENT FOR SALE

FOR SALE

TENANT NOT AFFECTED



Lisney



## LOCATION

Unit 18 Cherry Orchard Industrial estate is located in a prime position in this well established southside Industrial Estate. Cherry Orchard is strategically situated to allow access to the N4 and M50 approximately 7km west of Dublin City Centre. Cherry Orchard Industrial Estate enjoys strong demand and is consistently fully occupied benefiting from its close proximity to Liffey Valley Shopping Centre and the commercial environs of Ballyfermot and Palmerstown villages. Adjoining occupants include Delicatessen Supplies, Lidl, McMahon Builders Providers, Foran Equine and Masonry Fixing Services.

## DESCRIPTION

The property comprises a mid-terrace industrial premises with small showroom and offices on the ground floor with meeting rooms at first floor level. There is warehouse accommodation to the rear. The building is of concrete portal frame construction with concrete block infill walls to full height all under a double skin pitched insulated metal deck roof incorporating translucent roof lights. The warehouse area has a concrete floor fare faced concrete block walls and is accessed via one roller shutter and has an eaves height of approx. 5.7m.

The premises benefits from car parking and loading/unloading area to the front of the property.

## HIGHLIGHTS

- Excellent Mid-terrace warehouse, showroom & office facility.
- Extending to approx. 411 sq. m. (4,424 sq. ft.).
- Superb location within close proximity to the city centre and M50 with well know occupiers in the area that include Lidl, McMahons Builders Providers and Irish Pride.
- 3 Years remaining at a current passing rent of €38,000 per annum.
- Title: Freehold.



## ACCOMMODATION

The accommodation and approximate floor areas are as follows:

Description	Sq. M.
Two Storey Offices	81.22
Warehouse	329.78
<b>Total Gross External Area</b>	<b>411</b>

## LEASE TERM

The property is let on a 10-year lease from 1st March 2015 at a current rent of €38,000 per annum. The tenant is Walshglade Ltd t/a Heatmerchants.

Heat Merchants Group trades in 43 outlets around Ireland as Heat Merchants and Tubs & Tiles. The group has 31 Heat Merchants branches and 12 Tubs & Tiles showrooms supported by a central warehouse and distribution hub based in Athlone. The Group's business support services and technical design hub are based in offices in Athlone and Balbriggan.





## BER DETAILS

BER **E2**

## RATES

RV 4,310 Multiplier for 2022 is 0.2760 = €11,895.60.

## PRICE

€495,000 exclusive.

## SERVICES

We understand that all mains services are supplied and connected to the property including 3-phase power.

## FURTHER INFORMATION AND VIEWING

Viewings are strictly by prior appointment with sole agents Lisney.

For further information or to arrange a viewing contact:

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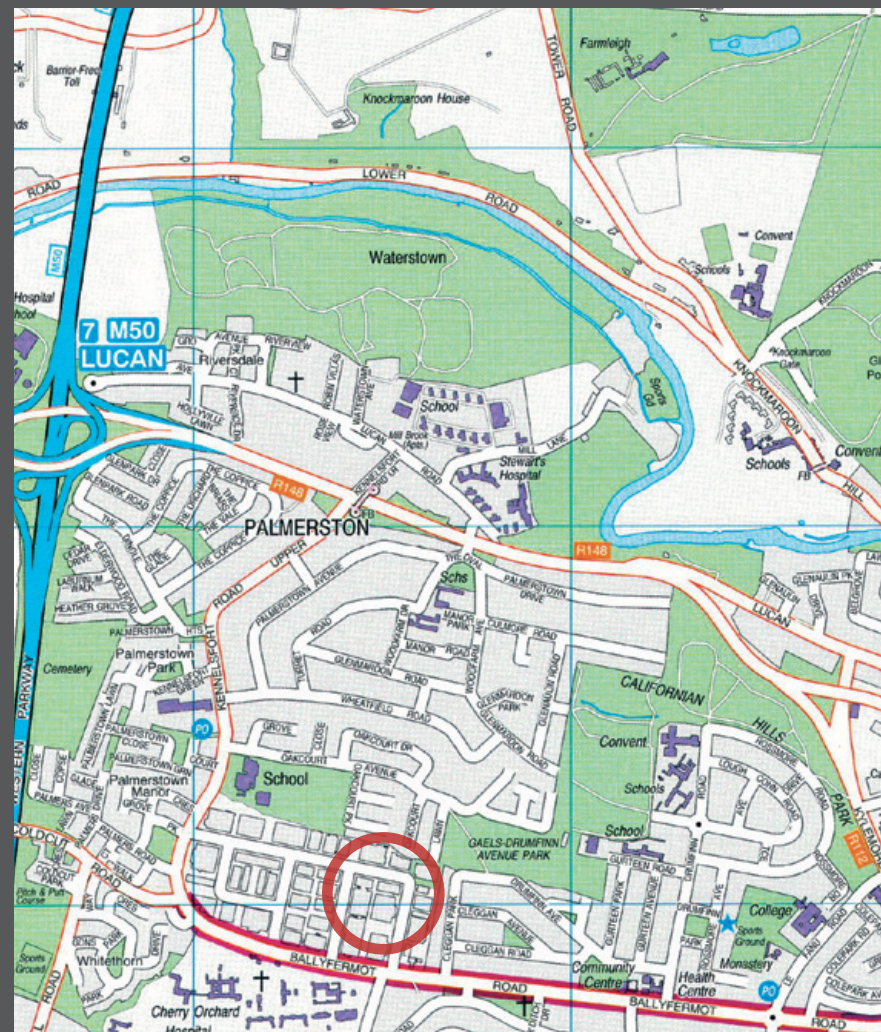
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Lisney PSRA No. 001848. Day Hickey PSRA No. 002222.