

BER C1

FOR SALE



UNIT 1A
ASHBOURNE BUSINESS PARK
ASHBOURNE - CO MEATH - A84 N201

FOR SALE MODERN INDUSTRIAL PREMISES



UNIT 1-A
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Excellent end of terrace warehouse &
office facility



Extending to approx. 718 sqm
(7,727 sqft)



Superb location at the entrance to
the Park and in close proximity to the
M2 Motorway leading to Dublin city
centre and M50



Superb secure rear yard



Eaves height approx. 8m



Title: Long-leasehold



LOCATION

The property is situated immediately at the entrance to Ashbourne Business Park which was constructed from the late 2000's. The development is anchored by Primeline Logistics who currently occupy over 60,000 sq. m over 4 No. buildings with a further 14,500 sq. m currently under construction. Other occupiers of note include Oasis, Sundrelle, CLF International Freight while permission has recently been granted to FPS Film Production Solutions for a further 11,500 sq.m over 3 No. buildings.

Ashbourne Business Park is located approx. 1 km north of Ashbourne town centre and approx. 25 km northwest of Dublin city centre, conveniently located just off the M2 Motorway providing ease of access to Dublin International Airport and Dublin Port 25 km and 32 km to the southeast respectively, all within a 45-minute transit time.

The M2 links with the M50 Motorway 14km to the southeast at Junction 5 while providing excellent access to the M1 and to the southwest of the country.

DESCRIPTION

The property comprises an end of terrace industrial unit and forms part of a terrace of 4 No. units situated immediately at the entrance to the Park, directly opposite a manned security hut.

The building is of steel portal frame construction incorporating insulated metal cladding to the outer leaf beneath a double pitched insulated metal deck roof. The front elevation comprises aluminium framed double glazing secured by steel security shutters at ground level. 1 No. automatic grade loading door has been incorporated to the rear elevation. The building is served by external flood lighting and secured by CCTV.

The property comprises a two-story office block to the front which has been extended into the rear warehouse at first floor level. The offices are cellular in nature, separated by timber stud walls and finished to a standard specification including timber laminate floors, plastered and painted walls, suspended acoustic tile ceilings with recessed fluorescent box lighting, electric radiators and perimeter power and data points interspersed.

The rear warehouse has a solid concrete floor with exposed pre-cast concrete walls

behind metal deck cladding to the outer perimeter walls and separated from the adjoining unit by way of a full height masonry block dividing wall. The accommodation is situated beneath an exposed metal deck roof incorporating approx.10% translucent panelling and dropdown sodium lighting. The warehouse benefits from an eaves height of approx. 8m.

The property benefits from surface level parking to the front and side on a tarmacadam surface with 14 delineated car spaces. To the rear, the property benefits from a secure concrete surfaced yard, secured by steel palisade fencing and automatic steel security gates.

ACCOMMODATION

The accommodation and approximate floor areas are as follows:

Description	Sqm
Ground Floor Offices	112.7
First Floor Offices	145.6
Warehouse Area	459.55
Total Gross External Area	717.85





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SERVICE CHARGE

€1,600.20 per annum

RATES

RV 45,600 Multiplier for 2022 is
0.1938 = €8,837

SERVICES

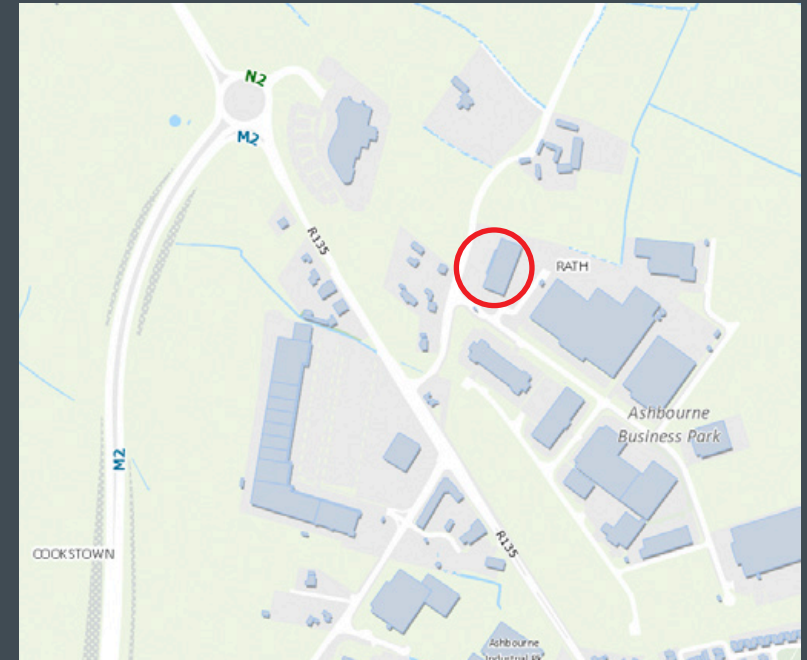
We understand that all mains services
are supplied and connected to the
property including 3-phase power.

TITLE

Long-leasehold

PRICE

€815,000



FURTHER INFORMATION / VIEWING

Viewings are strictly by prior appointment with sole agents Lisney.
For further information or to arrange a viewing contact:

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Lisney

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.