

## WAREHOUSE 2, 21 FIRST AVENUE COOKSTOWN INDUSTRIAL ESTATE, DUBLIN 24



01-638 2700

- Provides warehouse and office space
- Semi-detached unit extending to approx. 19,289 sq.ft.
- Clear internal height of approx. 10.7m.
- Situated approx. 2kms southwest of J10 on the M50 motorway.



**LOCATION**

Cookstown Industrial Estate is situated on the western side of Belgard Road approximately 1.3kms north of Tallaght town centre and 1.5kms south of Newlands Cross. The property is situated approx. 2 kms southwest of J10 on the M50 motorway which provides rapid motorway access to all the main arterial routes to and from Dublin. The estate is on the northern boundary of Tallaght Hospital. The area is well served by several public bus routes and the LUAS Red Line stops at Belgard and Cookstown are within walking distance of the property.

**DESCRIPTION**

The subject property comprises a semi-detached unit of approx. 1,792 sq.m. (19,289 sq.ft.) incorporating approx. 534 sq.m. (5,748 sq.ft.) of office accommodation. Fit out includes a mix of full height concrete block walls and concrete block walls to a height of approx. 2m with insulated cladding over, an insulated metal deck roof incorporating translucent panels and high bay sodium lighting throughout. This space has a clear internal height of approx. 10.7m. Loading access is via 4 ground level roller shutter doors. There is a mezzanine of approx. 523 sq.m. (5,629 sq.ft.) over part of the subject property.

**SERVICES**

We understand that all mains services, including 3-phase power are available to the properties.

**ACCOMMODATION**

The approximate floor areas of the premises are as follows:

Description	Sqm	Sqft
Warehouse	1,258	13,541
Office	534	5,748
<b>Total GEA</b>	<b>1,792</b>	<b>19,289</b>
Mezzanine	523	5,629

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**VIEWING**

Viewing is strictly by appointment only.

**RENT**

€8.50 psf.

**LEASE TERMS**

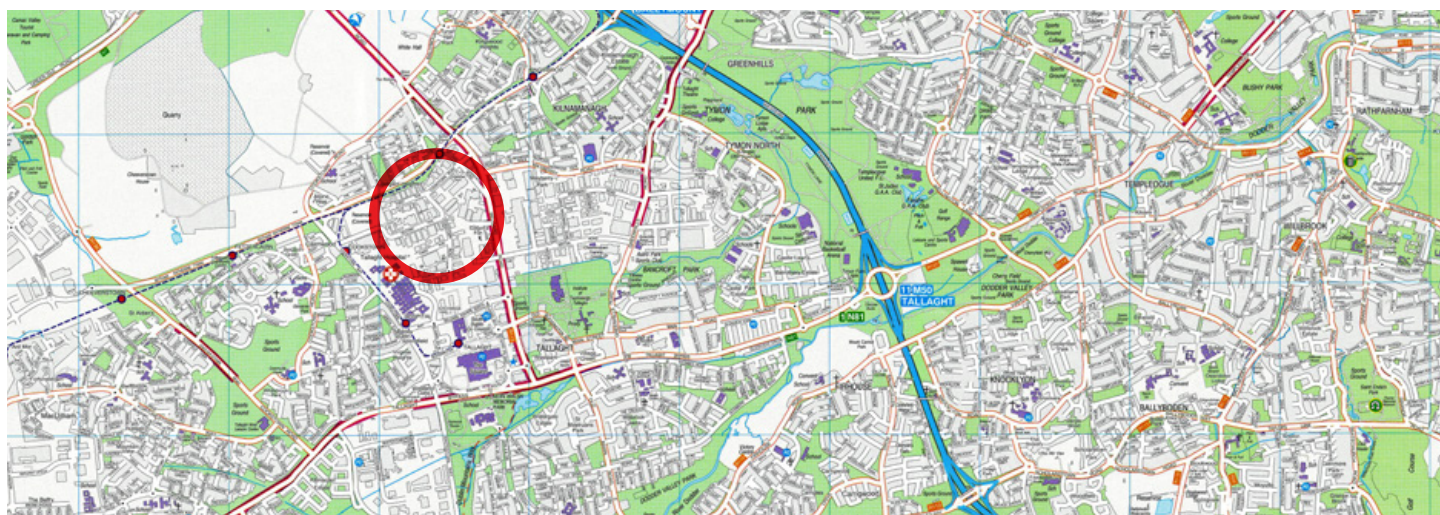
The property is available on a 2-year lease/ licence.

**FURTHER INFORMATION / VIEWING**

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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