

## 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.

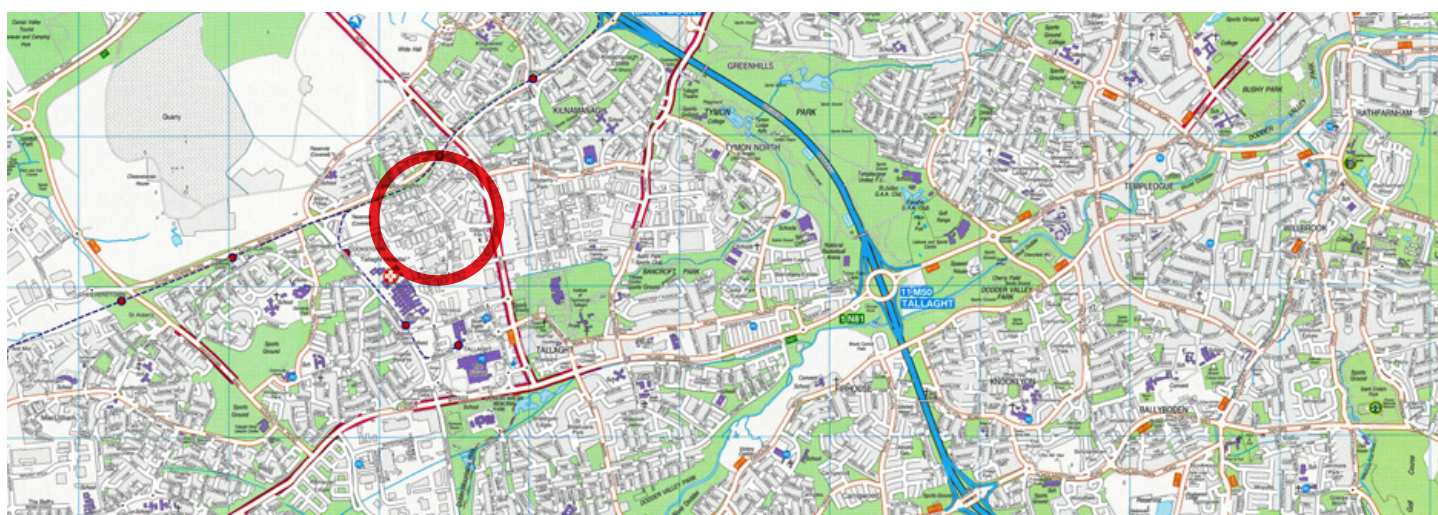
## FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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## DUBLIN

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## BELFAST

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## CORK

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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.

