

FOR SALE

DEVELOPMENT SITE WITHIN

STADIUM BUSINESS PARK,
BALLYCOOLIN, DUBLIN 11



Superb Opportunity
to Acquire the Last
Infill Development
Site in Stadium
Business Park



4.33
Acres Site



Logistics / MLI (Multi-Let
Industrial) Development
Opportunity



M50 Motorway,
N2 & N3 Access



LOCATION HIGHLIGHTS

- > Situated within Stadium Business Park, which is an attractively landscaped and actively managed development with a very modest service charge.
- > Convenient to all arterial routes, the Port Tunnel, Dublin International Airport and within the Dublin Enterprise Zone.
- > 6.8 km from the N2 / M50 Motorway Interchange (Junction 5) and 5 km from the N3 / M50 Motorway Interchange (Junction 6).
- > The N2 / N3 link road is convenient to the Park. This starts at Tyrrelstown and links to the N2 at the Cherryhound Interchange. This greatly enhances access to the area.
- > Blanchardstown Town Centre and Blanchardstown Village are within a 5 minute drive.



THE OPPORTUNITY

This is an excellent opportunity to acquire the last infill development site in a well regarded and established Park.

It has a proven planning history with the last Planning Application lodged for same being a high density business unit scheme, extending to a total of 9,140 sq m / 98,382 sq ft. This Permission expired and the Registered Ref. is F06A/1900.

Concept layouts were prepared in recent years for a single, detached logistics facility of 8,278 sq m / 89,100 sq ft GEA or 2 No. detached facilities of 3,716 sq m / 40,000 sq ft GEA. The site is an excellent shape for development and would also suit a MLI development.

The land is situated in the Dublin Enterprise Zone and the area in which it lies, between the N2 and N3 corridors, is one of the hot spots, in terms of annual take-up of industrial & logistics space. The site will suit both occupiers who wish to self build and is also suitable for investors and developers alike.

We are informed that all main services, including power, water and natural gas are available to the site boundaries, subject to connection charges in the normal way.

Please note that we have not tested / checked the availability of services or their location. Intending purchasers must undertake their own investigations.



Well regarded & established Park



A proven planning history



Situated in the Dublin Enterprise Zone



The site lies between the N2 and N3 corridors



Main services are all available



FURTHER INFORMATION

Site Area
Approximately 4.33 Acres.

Intending purchasers are specifically advised to independently verify the availability of all services and the site area. See DISCLAIMER.

Title
Long Leasehold.

Service Charge
The business park is an actively managed development and service charge applies. Further information regarding service charge is available upon request.

Asking Price
On application.

LAND USE ZONING

Zoned Objective “GE” under the terms of the Fingal Development Plan 2023 – 2029.
The “GE” Zoning Objective is to “provide opportunities for general enterprise and employment”.

Uses Permitted in Principle		
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 ⁵	Retail – Local < 150 sq m nfa
Road Transport Depot	Sustainable Energy Installation ³⁵	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	

⁵To serve the working population only

³⁵Ancillary to main use and of an appropriate scale





GPS: 53.39989, -6.33862

[Click here for Map](#) ➔

Drive Times

Mins

M50 Motorway Junction 5 (N2)	9
M50 Motorway Junction 6 (N3)	6
Dublin International Airport	15
Dublin Port Tunnel	15
Dublin City Centre	20

Source: Google Maps without traffic

SOLE AGENT



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DISCLAIMER

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