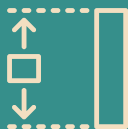


UNIT 28B CHERRY ORCHARD INDUSTRIAL ESTATE DUBLIN 10 D10 YY31



Semi-detached facility totalling approx. 880 Sq. M (9,472 Sq. Ft) with a clear internal height of approx. 6.1m



Including office accommodation of approx. 283 Sq. M (3,046 Sq. Ft).



Loading access is provided via 1 no. roller shutter door to the front elevation and 1 no. access door to rear with a secure yard.



Established industrial location with excellent connectivity to the M50 motorway leading to all main arterial routes to and from Dublin.

FOR SALE



SCHEDULE OF ACCOMMODATION

Accommodation	Sq. M	Sq. Ft
Warehouse	597	6,426
Two Storey Offices	267	2,874
Single Storey Offices	16	172
Total	880	9,472
Mezzanine	134	1,442

Intending purchasers must satisfy themselves as to the accuracy of the measurements and information provided opposite.

DESCRIPTION

Warehouse

- Clear internal height of approx. 6.1m
- 1 no. roller shutter door to the front elevation and 1 no. access door to the rear
- Full height concrete block walls in warehouse
- Ample rear storage yard and staff parking on site

- Mezzanine extending to approx. 134 Sq. M (1,442 Sq. Ft)

Offices

- Two storey offices with reception area to front elevation
- Single storey office in warehouse
- Staff facilities and board room



NEARBY OCCUPIERS



FURTHER INFORMATION

- **Inspections:** Inspections are strictly by appointment through the sole selling agent Savills
- **BER** 
- **Rates Payable:** The rateable valuation is €25,900. The rates payable for 2026 are approx. €7,252.
- **Price:** On Application

CONTACTS

For further information or to arrange a viewing please contact:

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PROPERTY MISREPRESENTATION ACT

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