Lisney
COMMERCIAL REAL ESTATE

LARGE SCALE STRATEGIC DEVELOPMENT OPPORTUNITY

APPROX. 30.42 ACRES / 12.31 HA HT ZONED SITE AT
TYRRELSTOWN, DUBLIN 15

FOR SALE

Substantial development opportunity extending to approximately 30.42 acres / 12.31 ha.

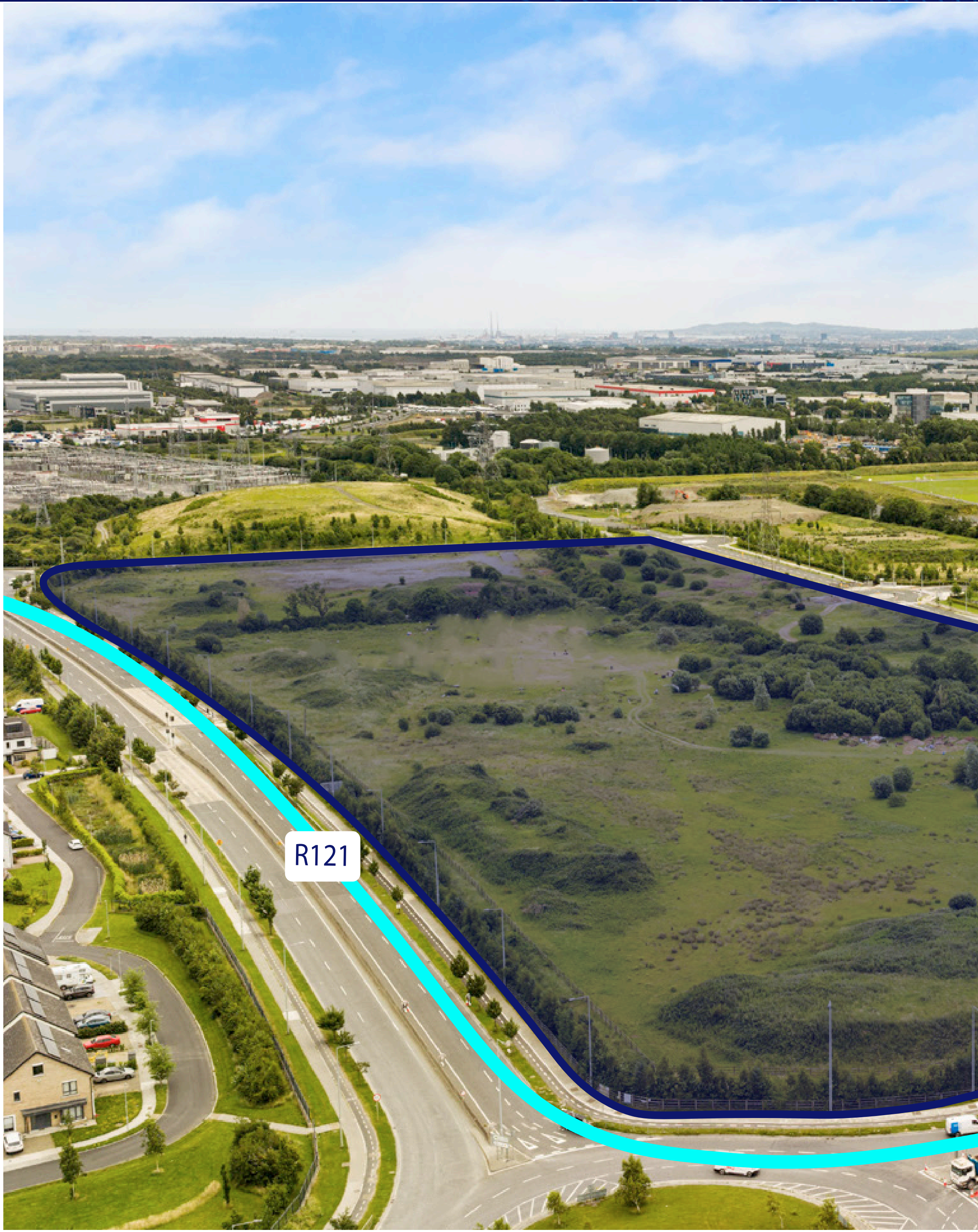
Regular shaped greenfield site zoned HT – High Technology under the Fingal Development Plan.

Strategically located within one of Dublin's commercial corridors, offering excellent connectivity to the national road network, Dublin Airport and the wider Dublin metropolitan area.

Well suited to a range of uses to include data centre, pharmaceutical, advanced manufacturing, research & development and life sciences (subject to planning permission).

Located adjacent to the Corduff 220v power station, offering a strategic location for power intensive development.

The site benefits from a current grant of planning to move the stream located on the site to facilitate development, which runs until April 2028.

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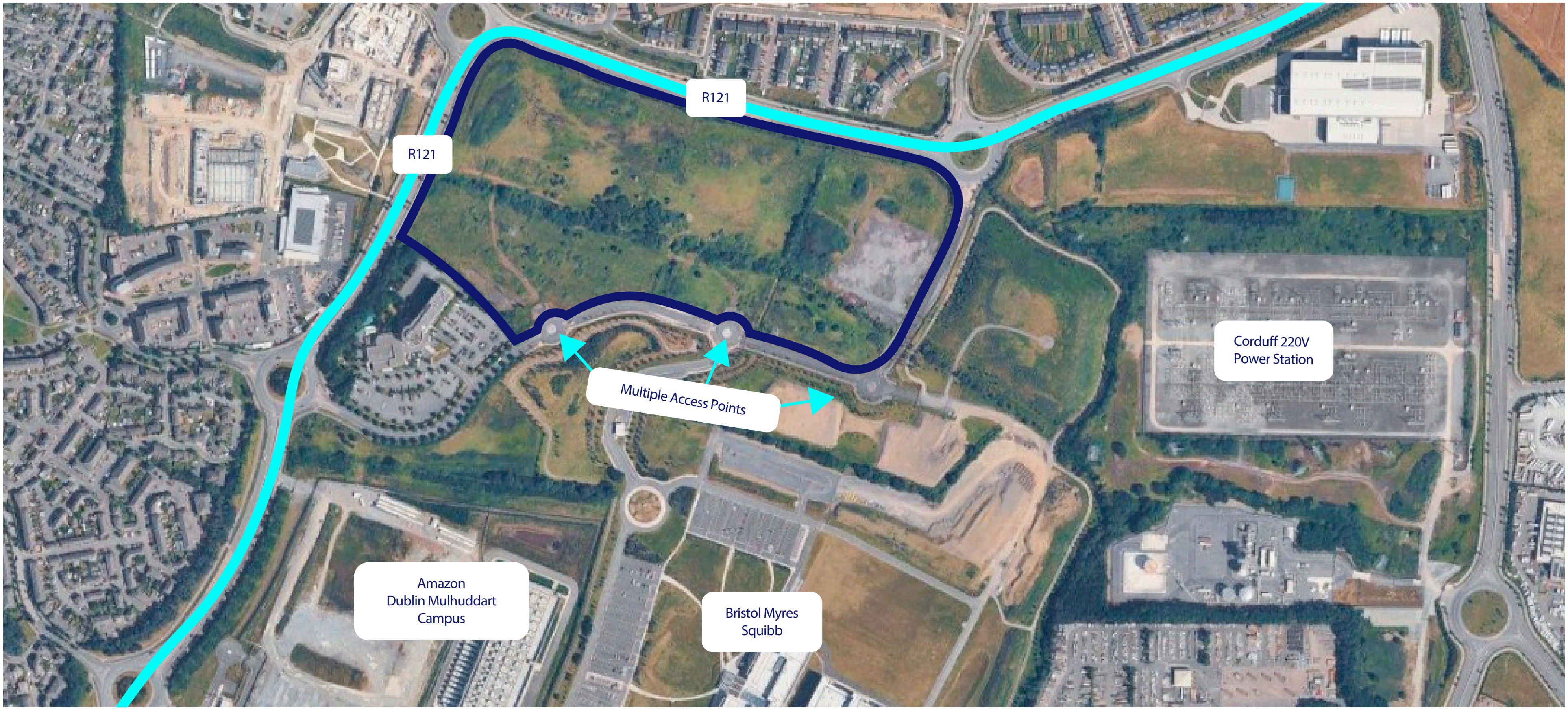
THE LOCATION

- The property is situated in Tyrrelstown, Co. Dublin, approximately 15km north-west of Dublin City Centre and approximately 10km from Dublin Airport.
- The location benefits from exceptional accessibility, with immediate access to the M2 and close proximity to Junction 4 of the M50, providing direct links to Dublin Port, the national motorway network and the wider Greater Dublin Area.
- Tyrrelstown has become an established commercial and employment location, with significant residential catchment and proximity to major business parks, logistics facilities and advanced technology and data centre occupiers.
- The surrounding area continues to experience significant investment in commercial, industrial and infrastructure development, reinforcing its position as one of Dublin's premier employment locations.



Given its proximity to established residential development, the site may also offer longer-term potential for alternative uses. If rezoned for residential use, it would represent one of the last significant development opportunities of scale in the area.

SITE DESCRIPTION

The property comprises a substantial regular shaped greenfield development site extending to approximately 12.14 hectares 30.42 acres / 12.31 ha.

The lands are generally level in topography and present an efficient development platform suitable for large-scale commercial or high technology uses.

The site also benefits from multiple access points, as well as convenient access to the surrounding road network.

Surrounding occupiers include a range of established commercial, pharmaceutical, advanced manufacturing and high technology users, including data centre operators and other technology-led developments.

HIGH TECHNOLOGY ZONING

The site is zoned HT - High Technology under the Fingal Development Plan 2023–2029. This zoning classification is intended to accommodate high technology, advanced manufacturing, research and development and other employment-generating uses, creating the potential to attract a broad range of occupiers across established and emerging sectors.

The scale and zoning of the site provide scope for a range of development formats, from a substantial single-occupier campus through to a high-specification multi-occupier technology and business park, incorporating modern industrial, office, R&D and laboratory accommodation.

Potential occupier sectors include pharmaceuticals and life sciences, biotechnology, medical technology and devices, advanced and high-technology manufacturing, research and development, technology companies, healthcare-related uses and data centres, together with high-specification industrial and business occupiers requiring significant office, laboratory or R&D content.

With its strategic North Dublin location and proximity to established transport, power and other infrastructure, the property represents a rare and highly flexible development platform capable of supporting a broad spectrum of technology-led and employment-generating uses, subject to detailed planning assessment and the relevant statutory and utility approvals.

The combination of 30.42 acres / 12.31 ha of HT-zoned land, strategic positioning and flexibility for either single-occupier or multi-occupier development creates an exceptional opportunity for developers, investors and occupiers across the technology, life sciences, advanced manufacturing and R&D sectors.

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TITLE

The property is held under a Freehold title.

PRICE

Price on Application.

LOTS

The property is available for sale in one lot.

VIEWINGS / FURTHER INFORMATION

Viewing is strictly by arranged appointment only with the sole selling agent Lisney.

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