For Sale by Private Treaty

Lands off Tolka Valley Road, Finglas, Dublin 11

- Lands extending to 0.64 hectares (1.58 acres).
- Strategically situated within close proximity to Dublin city centre and Exit 5 off the M50 Motorway.
- Range of uses permissible subject to pp.
Location
The subject lands are situated off Tolka Valley Road close to its junction with the Finglas Road (R135) approximately 3.5 kms north of Dublin city centre. The site is situated to the front of the adjoining Finglas Business Park, an established industrial estate within close proximity to Dublin Airport, Dublin Port Tunnel & the N2 Motorway. The property is situated approximately 2.0 kms from the M50 Motorway at Exit 5.

This is an established industrial/commercial location on the north side of Dublin, alongside Finglas Business Park and Tolka Valley Business Park and other well-known developments such as Dublin Industrial Estate and Bellevue Industrial Estate.

There are a number of modern residential & commercial schemes in the immediate vicinity, such as "Prospect Hill" - a 6 storey mixed residential & retail fronting the N2 and the nearby Ardmore Lodge nursing home. The immediate area is industrial in character with a number of established industrial occupiers situated in the vicinity including Metlab, EV Kidd & Heat Merchants.

Description
The property comprises a regular shaped industrial development site which extends to a total area of approximately 0.64 ha. (1.58 acres).

It is predominately in grass save for a small section to the front of the site which is surfaced. The entire is bounded by steel palisade fencing.

Zoning
The lands are located in an area zoned Objective Z6 - “to provide for the creation and protection of enterprise and facilitate opportunities for employment creation” in the Dublin City Development Plan 2011-2017.

The primary objective of this zoning is to facilitate long term economic development in the city region and to provide for the employment requirements of the city over the development plan period and beyond.

Use classes which are ‘Permitted Uses’ under the zoning objective include Car Park, Childcare facility, Cultural/ recreational building and uses, Enterprise centre, Green/ Clean light industries, Hotel, Industry (light), Live work units, Open space, Park and ride facility, Public service installation, Restaurant, Science and technology-based Industry, Shop (neighbourhood), Training centre.

Use classes which are ‘Open to Consideration’ under the zoning objective include Advertisement and advertising structures, Car trading, Civic and amenity/recycling centre, Factory shop, Funeral home, Garage (motor repair/service), Nightclub, Office, Outdoor poster advertising, Petrol station, Place of public worship, Public house, Residential, Veterinary surgery, Warehousing (retail/non-food)/Retail Park, Warehousing.

Title
Freehold.

Services
We understand that all mains services are available to the lands.

Asking Price
On application.

Contact
For further information or to view please contact;
JP McDonagh: +353 1 6762711 or jpmcdonagh@dob.ie
Fergal Burke: +353 1 6762711 or fburke@dob.ie

GVA Donal O Buachalla
86 Merrion Square South, Dublin 2, Ireland.
Tel: +353-1-676 2711  Fax: +353-1-661 1766
Email: info@dob.ie  Web: www.gvadob.ie
PSRA Licence No. 001234

Note: The foregoing particulars are for guidance purposes only and are not intended to form part of any contract. The accuracy of measurements and descriptions is not guaranteed and intending purchasers should satisfy themselves by inspection or otherwise as to their correctness.