

TO LET

HARDSTANDING YARD
KILLEEN ROAD
DUBLIN 12



PROPERTY BRIEF

- Self-contained hard core surfaced site extending to approx. 0.56 hectares (1.4 acres).
- The site is secure and is fully enclosed with steel palisade fencing.
- Extensive profile onto the Killeen Road and conveniently accessed via both the Killeen Road to the East and Park West Road to the North.
- Available to let up to 4 years.

LOCATION

Located at the Killeen Road in Park West, the Property comprises a site area of c.1.4 acres. The Property is situated on the west side of the Killeen Road and can be accessed via two entrance-ways on the Killeen Road and one entrance-way on the Park West Road to the North.

The site is bounded to the North East by a car showroom and ESB substation and to the West by the Kilsaran Killeen Road plant. The property comprises a hardstanding yard with a mix of tarmacadam and concrete road surfacing. The site is serviced with power and water and is fully enclosed with a mix of steel palisade fencing and concrete walls.

The Property is situated approx. 8.0 kms west of Dublin city centre and is approx. 2.0 kms from the M50 Motorway at Junction 9 Red Cow. The Luas Red Line is located nearby at Red Cow and Kilemore. The surrounding area comprises a mix of industrial occupiers located in the nearby Parkwest Industrial Estate, Park West Business Park, John F Kennedy Industrial Estate and the Kilemore Industrial Estate. Notable occupiers include Harvey Norman, Kefron, Masterlink Logistics, Henley Forklift Group and Kilsaran.

DESCRIPTION

- The property comprises a self-contained hard core surfaced site extending to approx. 0.56 hectares (1.4 acres) within the confines of Park West.
- The site benefits from extensive profile onto the Killeen Road to the east and can be conveniently accessed via the Killeen Road and the Park West Road.
- The site is secure and is fully enclosed with a mix of steel palisade fencing and concrete walls.
- The site is suitable for a variety of uses (SPP).
- The site is zoned Z6 – “to provide for the creation and protection of enterprise and facilitate opportunities for employment creation” in the Dublin City Development Plan 2016-2022.

ACCOMMODATION

DESCRIPTION	SIZE (HA)	SIZE (ACRES)
Total	0.56	1.4

N.B. Please note that we have measured the subject property on a Gross External Area Basis (GEA) in accordance with the Measuring Practice Guidance Notes prepared by the RICS/SCSI.

LEASE

Available to let up to 4 years.

RENT

On application.

