

FOR SALE

**WHITEWATER HOUSE,
BOGHALL ROAD,
BRAY, CO. WICKLOW**



**HIGH PROFILE INDUSTRIAL PREMISES WITH
TWO-STOREY OFFICE ACCOMMODATION**

WHITEWATER HOUSE, BOGHALL ROAD, BRAY, CO. WICKLOW

Ready to go warehouse facility with two-storey office accommodation extending to approx. 12,357 sq.ft. (1,148 sq.m.) in total.

DESCRIPTION

The property comprises a ready to go industrial facility extending to approx. 12,357 sq.ft (1,148 sq.m), including two separate warehouses totalling 7,416 sq.ft and two-storey office accommodation of 4,941 sq.ft. (approx.).

Key features include:

- High profile facility fronting onto the Boghall Road
- Eaves height from 4m to 7m (approx.)
- Grade-level roller shutter doors to both warehouse units
- Secure on-site parking/yard providing 17 car spaces including 5 EV chargers
- Solar panels
- 3 phase power

LOCATION

Whitewater House is prominently positioned on Boghall Road, one of Bray's established commercial and industrial locations. The property benefits from excellent visibility and easy access for staff and logistics operators.

The location offers strong regional connectivity:

- M11 (J7) approx. 2km and M50 (J17) approx. 8km
- Dublin City Centre approx. 40 minutes by car / 1 hour by public transport
- Bray Train Station approx. 2.5km (8-minute drive)
- Regular bus routes serve the area, and Bray's growing commercial base provides a strong local workforce and nearby amenities.



PRICE

Price on application

VIEWING

Strictly by appointment with sole sales agents Knight Frank

INSURANCE

Available on application

BER



BER NUMBER: 801101361

2025 LOCAL AUTHORITY RATES

Available on application

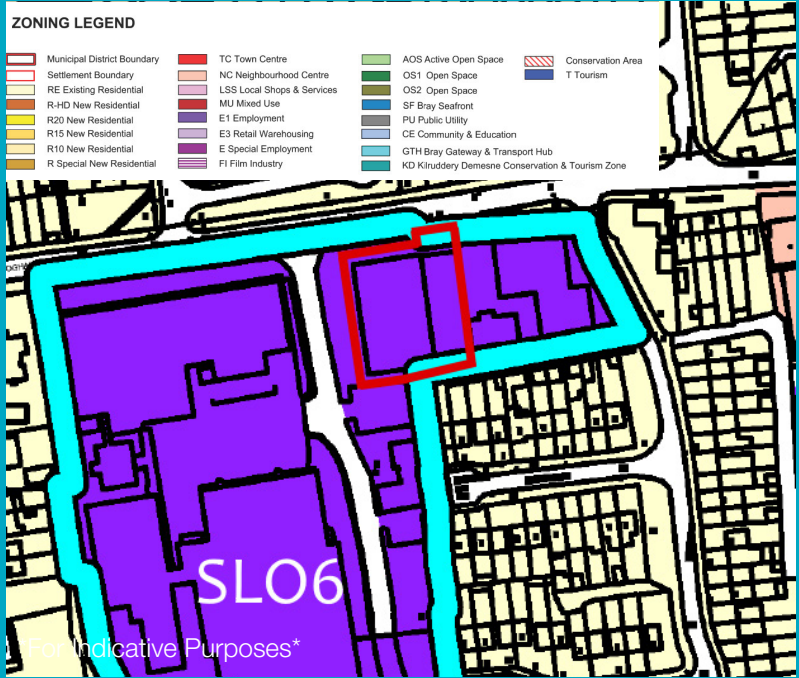


TOWN PLANNING

The property is zoned Employment under the Bray Municipal District Local Area Plan (LAP) 2018–2024, with the objective to “provide for the development of enterprise and employment.” This zoning permits a wide range of uses, including industrial, office, logistics, business, and ancillary developments, offering flexibility for both operational occupiers and investors.

The site is also identified within Strategic Land Objective SLO 6, a key development area recognised for its capacity to make a significant contribution to employment and economic growth in Bray. This designation highlights the property’s long-term value as a future development opportunity, whether for expansion, redevelopment, or a mixed-use enterprise hub (subject to planning permission).

With a prominent location, excellent transport links, and strong local demand for commercial space, Whitewater House represents a rare opportunity for investors seeking a site with both immediate operational use and long-term development potential. The Bray Municipal District Plan 2025 is currently in pre-draft stages.



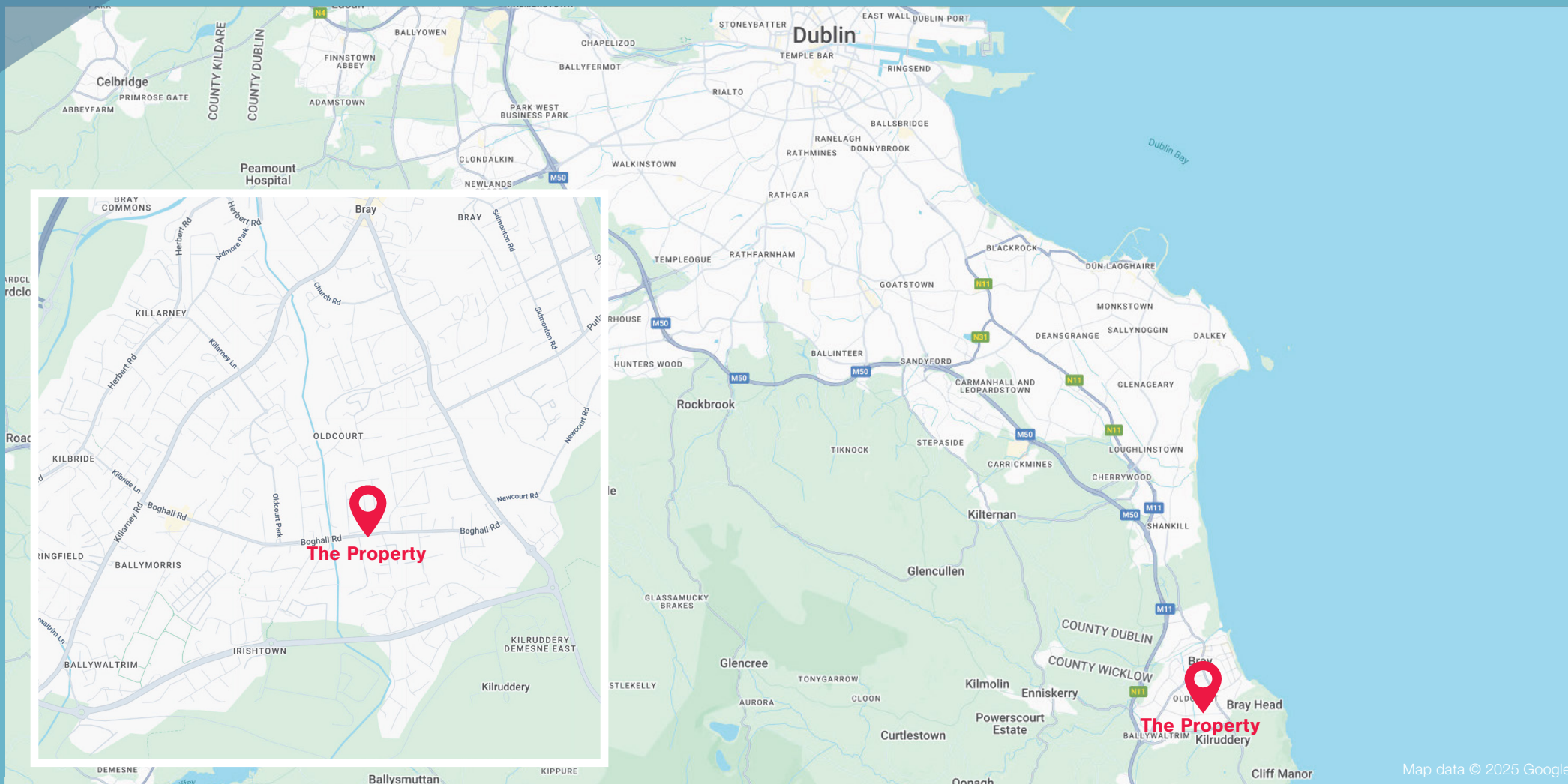


AREA SCHEDULE:

UNIT	APPROX SIZE SQ.M.	APPROX SIZE SQ.FT.
Warehouse A	233	2,508
Warehouse B	456	4,908
Office (two-storey)	459	4,941
TOTAL GROSS EXTERNAL FLOOR AREA	1,148	12,357

* Measurements are approximate. Intending purchasers are specifically advised to verify all information including floor areas etc. See DISCLAIMER. Please note we have not tested any apparatus, fixtures, fittings, or services. Intending purchasers must undertake and satisfy themselves with their own investigations and into the working order of these items.





Map data © 2025 Google

Contact:

Marcus Bell

marcus.bell@ie.knightfrank.com
086 835 2555

John Shanahan

john.shanahan@ie.knightfrank.com
086 819 0823



📍 20-21 Upper Pembroke Street, Dublin 2

☎ +353 1 634 2466

🌐 KnightFrank.ie



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