

FOR SALE

By Online Auction via **offr**

UNIT 14, SUNSHINE INDUSTRIAL ESTATE, CRUMLIN, DUBLIN 12, D12 T996

Industrial Investment / Potential Future Redevelopment (S.P.P) | Tenant Not Affected



SUMMARY

- Industrial Investment
- Extending to approx. 778 sq.m. (8,373 sq.ft.) excluding Mezzanine
- Single let to A.P. Haslam Limited
- Passing rent of €85,000 p.a.
- Lease expiry 2033
- Guide Price €725,000
- Net Initial Yield 10.66%
- Attractive capital value of approx. €87 per sq.ft.
- Zoned Z10 - Inner city Sustainable Mixed-Uses
- Potential Redevelopment (S.P.P)
- Tenant Not Affected.

LOCATION

The subject property is located within Sunshine Industrial Estate in Crumlin.

This well-established industrial estate is positioned off the Crumlin Road backing onto Brickfield Park in Drimnagh. It is positioned approximately 3km from Dublin City Centre and approximately 4.5km from the M50, making it an ideal logistics location with ease of access to the City Centre and all other major arterial routes.



**3KM FROM DUBLIN
CITY CENTRE**



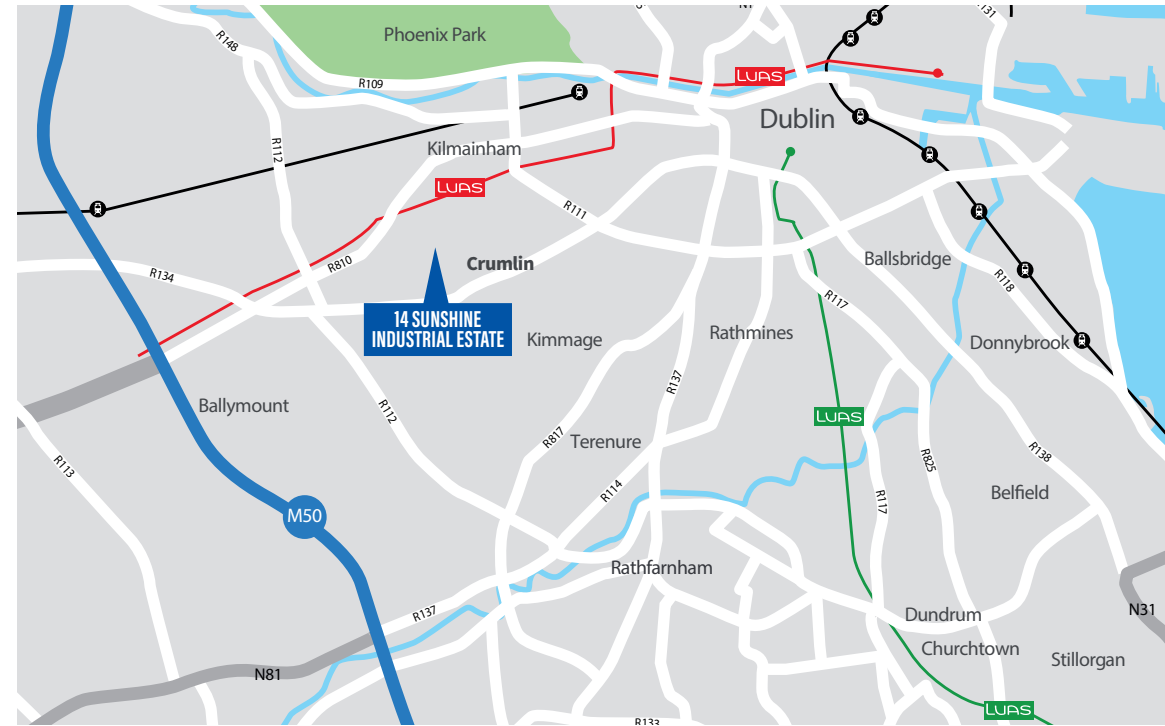
**4.5KM FROM
THE M50**



**1KM FROM CRUMLIN
CHILDREN'S HOSPITAL**



**13KM TO
DUBLIN AIRPORT**



PROPERTY DESCRIPTION

The subject property comprises a substantial Industrial investment extending to approx. 778 sq.m. (8,373 sq.ft.) excluding a substantial approx. 565 sq.m. (6,080 sq.ft.) first floor mezzanine. The property comprises a warehouse/industrial building of concrete block construction with pebble dash finish, asbestos roof incorporating translucent panels, solar panels and roller shutter door.

Internally the unit is predominantly in storage/workshop configuration at ground and mezzanine level with ancillary trade counter, offices, training rooms, meeting rooms along with kitchen, WC and shower accommodation provided.

LEASE TERMS

The property is single let to A.P. Haslam Limited for a term of 20 years from 01.01.2013 at an annual rent of €85,000 per annum. The lease provides for full repairing and insuring covenants and provides for open market rent reviews. In the normal manner, this is an investment sale and the existing tenants are not affected by the sale.

ACCOMMODATION SCHEDULE

PROPERTY	FLOOR	AREA (SQ.M.)	AREA (SQ.FT.)
Unit 14, Sunshine Industrial Estate, Crumlin, Dublin 12	Ground	691	7,443
	FF Office	86	930
Total Approx.		777	8,373

*Measurements are on a Gross External Area basis.

ZONING

The properties are Zoned Z10 in the Dublin City Development Plan 2022-2028.

The focus will be on delivering a mix of residential and commercial uses and there will be a requirement that a maximum of 70% of a Z10 zoned site can be given to one particular use, with the remaining portion of the site (30% or greater) to be given over to another use or uses (e.g. residential or office/employment).

The primary uses supported in this zone are residential, office and retail with ancillary uses also facilitated where they deliver on the overall zoning objective. The subject lands are zoned "Z10 - Inner city Sustainable Mixed-Uses" benefiting from Potential Redevelopment (S.P.P). The land use zoning objective is to consolidate and facilitate the development of inner city and inner suburban sites for mixed uses. There will be a requirement that a range of 30% to 70% of the area of Z10 zoned lands can be given to one particular use, with the remaining portion of the lands to be given over to another use or uses. Primary Permissible uses include Residential, Retail and Office.



TITLE

Please refer to agent.

GUIDE PRICE

Excess €725,000.

BER



BER Number: 800932444

Energy Performance Indicator: 298.14 kWh/m²/yr 3.32

VAT

Please refer to agent.

SOLICITOR

O'Brien Lynam | OBL Solicitors

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VIEWING

All viewings are strictly by appointment through the sole agent QRE Real Estate Advisers.

METHOD OF SALE

For sale by online auction via 

AGENTS DETAILS

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REAL ESTATE
ADVISERS

PSRA Registration No. 003587

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