

## For Sale

### Warehouse & Yard At Annesbrook, Ballyboughil, Co. Dublin.



#### Description:

High specification warehouse measuring 697 sq.m/7,500 sq.ft, comprising of 650 sq.m/7,000 sq.ft of a workshop area, with the remainder comprising of sales office, toilet and shower facilities and canteen at ground floor level, with an adjoining concrete yard of 0.3035he/0.75acres, with the added benefit of an adjoining agricultural field of 1.72he/4.25acres. The entire measures 2.23 he/5.5 acres.

**Location:**

The subject property is ideally located with regard infrastructural routes, with the M1 motorway within four kilometers.

**Services:**

- Three phase electricity
- Phone connection
- Septic tank

**Title:**

We understand the title is freehold.

**Zoning:**

The property is zoned objective RU “to protect and provide for the development of agriculture and rural communities.

**Directions:**

Head from The Naul to Ballyboughal, head into Ballyboughal and turn left just before the bridge. Continue along the road for 2-kilometres, then turn left and the unit is on the right hand side.

**Price:**

Offers in excess of €2,200,000

**Other:****Please note;**

Receipt of these particulars implies an obligation to conduct all negotiations through this agency. The contents shall not be construed to form the basis of any contract. Whilst every care is taken in their preparation the agency will not hold it responsible for any inaccuracies contained therein.

Maps/plans/illustrations are for illustration purposes only and are not to scale