

# FOR SALE BY PRIVATE TREATY

27.75 HA (68.58 ACRES), CAPPAGH ROAD, CAPPOGUE, DUBLIN 11  
*(known as Abbottstown Business Park)*



- ZONED GENERAL ENTERPRISE AND GENERAL ENTERPRISE EMPLOYMENT
- LOCAL ROADS INFRASTRUCTURE RECENTLY GREATLY IMPROVED
- 600 METRES FRONTAGE TO THE M50 MOTORWAY
- CURRENT "LIVE" PLANNING PERMISSION FOR BUSINESS PARK DEVELOPMENT
- ACCESSED OFF NEW ROUNDABOUT ON THE CAPPAGH ROAD
- MAINS SERVICES AVAILABLE

 **KELLY WALSH**  
property advisors & agents

**01.664.5500**

[www.kellywalsh.ie](http://www.kellywalsh.ie)

 **William Harvey**

**01 453 2755**

[industrialproperty.ie](http://industrialproperty.ie)





## LOCATION

The site which is situated in North Dublin has approx. 600 metres frontage to the M50 along its entire southern boundary. Dublin Airport is located directly north east of the site whilst the commercial zone of Ballycoolin/Blanchardstown adjoins the site to the north and west.

Immediate access available to all main arterial routes to and from the capital via the M50 adjoining the lands.

## DESCRIPTION

The lands are irregular in shape and generally level throughout. They extend to 27.75 Ha (68.58 Acres). The site is accessed off a new roundabout on its western boundary from the Cappagh Road, which has been upgraded recently. The general area has seen extensive commercial development over the last 10/15 years. In recent years, the surrounding road infrastructure has been greatly improved and extended to cope with the increase in traffic volumes. This includes the now completed Corduff Road extension which links to the N2 at the Cherryhound Interchange.

An adjoining site, owned by Fingal County Council, was earmarked for a station for the proposed Metro West Line. The land is currently in Greenfield use and comprises a number of fields divided by natural tree and hedgerow boundaries.

## ZONING

The site is currently zoned for General Enterprise and General Enterprise Employment under the current Fingal County Council Development Plan.

*Plan Layout reference only*



## PLANNING PERMISSION

Fingal County Council Granted Planning Permission on 12<sup>th</sup> April 2006 for a mixed use Industrial/ Warehouse/Office Park and associated facilities with a total gross floor area of 76,115 sq.m. (819,294 sq.ft.) on the site. This was appealed to An Bord Pleanála who Granted Permission, subject to conditions, on 4<sup>th</sup> January 2007.

The conditions generally omit a number of units and change uses from office to light industrial etc. It imposes a restriction that a

maximum of half of the proposed light industrial/warehousing units on site shall be used for warehousing. In addition, it conditions the development to a phasing programme based on infrastructural improvements in the area, most of which have since been completed.

The planning permission granted is for a period of 10 years. Generally, the planning permission allows for the development of 27 buildings comprising 2 number office buildings (13,032 sq.m./140,275 sq.ft.), 14 number light industrial/warehouse buildings

(47,326 sq.m./509,412 sq.ft.), 7 number blocks of starter units (8,467 sq.m./91,138 sq.ft.) and 4 number blocks of business units (6,498 sq.m./69,944 sq.ft.).

*Please note that the site area has been obtained from planning documentation and has not been verified by the joint agents. Boundaries illustrated on aerial photographs, maps etc. are for indicative purposes only and potential purchasers should refer to Title documentation for accurate boundaries.*



## SERVICES

We understand that all mains services are available in the area to service the lands, subject to connection charges in the normal way.

## ASKING PRICE

On application.

## VIEWING

By prior appointment with the Joint Selling Agents.

## JOINT SELLING AGENTS

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property advisors & agents

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 **William Harvey**

**01 453 2755**

[industrialproperty.ie](http://industrialproperty.ie)

### Jeremy Kelly

Kelly Walsh Property Advisors  
15 Herbert Street  
Dublin 2

**T 01 664 5500**

**M 087 242 1571**

**E [jeremy@kellywalsh.ie](mailto:jeremy@kellywalsh.ie)**

**[www.kellywalsh.ie](http://www.kellywalsh.ie)**

### Philip Harvey

William Harvey & Co.  
6/7 Greenmount House  
Harold's Cross  
Dublin 6w

**T 01 453 2755**

**M 087 839 3992**

**E [philip@williamharvey.ie](mailto:philip@williamharvey.ie)**

**[www.industrialproperty.ie](http://www.industrialproperty.ie)**



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