

ON THE INSTRUCTIONS OF MR DAVID CARSON, DELOITTE, RECEIVER & MANAGER PIERSE CONTRACTING (IN LIQUIDATION AND IN RECEIVERSHIP).  
**BIRMAYNE HOUSE, N3, MULHUDDART, DUBLIN 15**

- Superb N3 frontage with direct access.
- Entire Site approximately 0.92 ha.
- Detached 3-storey office premises of approximately 1,256 sqm.
- Further detached warehouse and office premises of approximately 873 sqm.
- Available in lots or the entire.
- Title: Freehold.

01-638 2700





**LOCATION**

The property is situated on the northern side of the N3 approximately 3km west of the N3/M50 junction adjacent the slip road for Damastown Industrial Park and Mulhuddart village approximately 9km northwest of Dublin City Centre. The property benefits from approximately 80m of frontage to the N3 and is a well-known property.

The M50 is approximately 3km to the east and well know occupiers in the area include E-Bay, IBM and Iron Mountain.

**DESCRIPTION**

The property comprises a detached three storey office premises with an extensive yard area to the rear which includes a detached industrial and office building on an entire site of approximately 0.92 ha (2.28 acres).

The office building is of concrete block construction rendered externally in red brick with a slate covered mansard roof with double glazed aluminium framed windows throughout. Internally there are mainly cellurised offices on each floor with a feature reception at ground level, toilets on all floors and a fully fitted canteen on the ground floor. Surrounding the premises there is a car park with direct access from the N3 and parking for approximately 40 cars.

To the rear there is a hard-core yard area with a further detached industrial/office premises which is of steel portal frame construction, concrete block infill walls all under a pitched double skin insulated metal deck roof. There is further access to this yard from the rear through Damastown Industrial Park.



N3/M50 junction



New Terminal 2 at Dublin Airport

**ACCOMMODATION**

Description	SqM
Three-Storey Offices	1,256
Gross Internal Area	1,256
Warehouse Area	607
Two-Storey Offices	266
<b>Gross External Area</b>	<b>873</b>

**TITLE**

We are informed that the property is held freehold.

**ZONING**

The property is situated in an area, zoned objective GE "Provide opportunities for general enterprise and employment" under the Fingal County Council Development Plan 2011 – 2017.

**RENT**

On application.

**PRICE**

**Lot 1**

Offices of approximately 1,256 sqm on approximately 0.37 ha. Asking price €1.3m.

**Lot 2**

Industrial premises and yard approximately 873 sqm on approximately 0.55 ha. Asking price €750,000.

**Lot 3**

The Entire. Asking price €2m.

**FURTHER DETAILS**

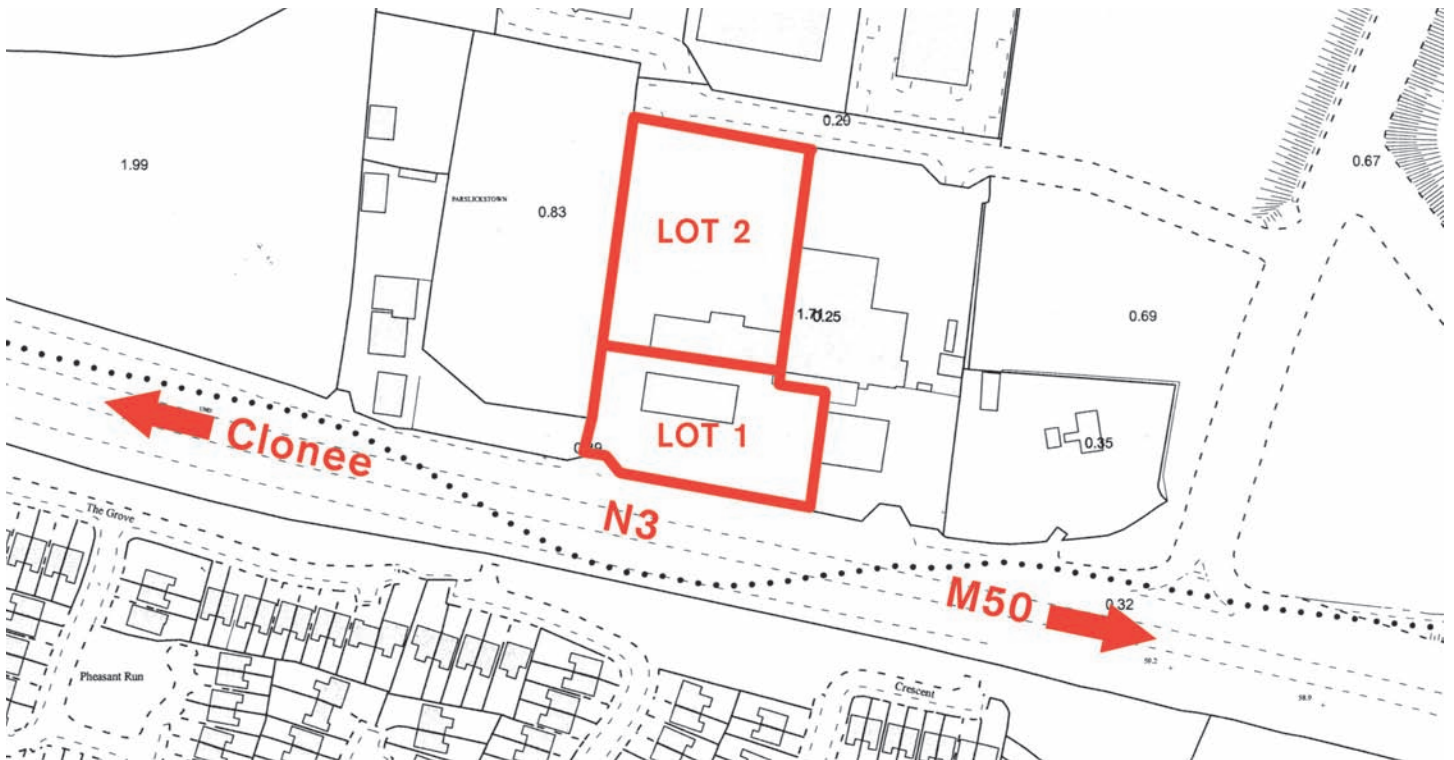
For further information or to organise a viewing please contact:

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