

## For Sale / For Lease

**Courtclough (Knock Cross),  
Balbriggan,  
Co. Dublin**



### **Description:**

The site measures 5,052 Square Metres (1.263 acres). It is a hard core yard within 400 metres from Knock Cross. It contains a purpose office unit measuring 75 Square Metres ( 800 square foot) and contains 2 offices, kitchen area, reception area and w.c. in excellent condition, There is existing, single skinned covered storage area measuring 223 square metres (2,400 square foot). There is planning in place for storage area of 720 Square Metres (7,750 sq ft.)

**Location:**

The unit is located 3.5 kilometres south from Balbriggan, just off the R 132 Balbriggan to Dublin road) and within 1.5 kilometres from the motorway (M1)

**Services:**

The mains services supplied and connected to the property include water electricity (both single and 3 phase) and drainage, sewerage is by way of septic tank.

**Title:**

The title held is freehold

**Zoning:**

The property is zoned objective GB "to protect and provide for a green belt to demarcate the urban and rural area and provide for agriculture and amenity in a manner that protects the physical and visual amenity of the area"

**Directions:**

Take the R132 from Balbriggan to Dublin and turn left , approximately 1 kilometre after you have passed the Balruthery Pub and Lounge. You travel on this road for approximately 400 metres and the yard are on the left hand side of the road

**Price:**

Offers in excess of €750,000, or Lease for 4 years 9 months at €30,000 pa.

**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

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