

F O R S A L E B Y P R I V A T E T R E A T Y

HEVAC MUIRFIELD DRIVE

NAAS ROAD, DUBLIN 12



KEY HIGHLIGHTS



DETACHED, MODERN INDUSTRIAL FACILITY

3,721 sq.m. (40,048 sq. ft.) GEA on 0.95 hectares (2.35 acres). Includes two-story offices and trade showrooms



STRONG RENTAL INCOME

of €525,000 per annum



EXCELLENT LOCATION

on Naas Road, 2 km east of the M50/N7 Red Cow Interchange (Junction 9)



10 YEAR LEASE

from June 30th 2022 to Hevac Limited and Tube Company of Ireland Limited who are wholly owned by Wolesley



DEED OF RENUNCIATION

agreed with Hevac



SIGNIFICANT DEVELOPMENT POTENTIAL

with the immediate area gentrifying to high density residential. Z14 / SDRA Zoning - Residential and PBSA permissible uses.



LOCATION

The property is on the southern side of the Naas Road, providing high visibility and accessibility in an established business location.

The Luas Red Line runs immediately along the Naas Road with the Bluebell stop diagonally opposite the property. The Red Cow Interchange with the M50/N7 is approximately 2.5 KM to the west. Adjoining occupiers include Des Kelly Interiors, Mooney's Hyundai, IVS Car Sales, General Motors, Woodies DIY and Aldi.

The general area is undergoing a significant gentrification with approximately 1,500 residential units and 900 student accommodation bed spaces either developed or granted planning over the previous 12 - 24 months.



Red Cow Interchange
with the M50/N7
approx 2.5km to the west



Bluebell Luas Stop
diagonally opposite
the property



Dublin City Centre
easily accessible just 7km
to the east of the property



Dublin Airport
approximately
25km northeast



Dublin Port
approximately
28km east



PROPERTY DESCRIPTION

The property is a modern, detached industrial facility with two storey offices to the front. It sits on a substantial site of approximately 2.35 acres, with an extensive yard used for storage and deliveries.

Internally the unit has a clear internal height of of 8.16 meters and the offices are finished to a high standard. The property benefits from an extensive mezzanine which was installed by the tenant.

ACCOMMODATION

The property has been measured in accordance with the SCSi Measuring Practice Guidance notes and has the following Gross External Areas:

Area	GEA (sq. m.)	GEA (sq. ft.)
High Bay Warehouse	2,693	28,983
Trade Counter/Office	46	500
Total Warehouse	2,739	29,483
Ground Floor Offices	470	5,062
First Floor Offices	511	5,503
Total Offices	981	10,565
Overall Total	3,721	40,048
Mezzanine Floor	225	2,422

The gross external measurement is provided on a without prejudice basis and for discussion purposes only. The agents, vendors, solicitors, et al., do not warrant the accuracy of the above in any way. This measurement is provided for information purposes only and should not be used to influence any transaction or for funding purposes.





TENANCY

The building is leased to Hevac Limited and Tube Company of Ireland Limited, under a 10 year FRI lease from 30th June 2022 subject to a rent adjustment on 1st January 2029 based on the movement of the Consumer Price Index from 1st January 2024. The passing rent is €525,000 p.a.

Importantly, a Deed of Renunciation from Landlord and Tenant Renewal Rights has been signed.

Both companies, which have a Vision Net rating of "Low Trade Risk", are part of the Wolseley group.

TubeCo "provides a comprehensive range of steel pipes, valves, flanges, fittings, and accessories for the commercial, industrial, fire protection and domestic market".

Hevac "is one of Ireland's leading providers of sustainable HVAC system solutions to the commercial, industrial and high-density residential building services market."

Wolseley is one of the UK's leading companies in the provision on plumbing, heating and cooling infrastructure and have over 560 UK branches. Revenue for the year ended 31 July 2024 was Stg£2.22 bn.

FUTURE DEVELOPMENT

The immediate area has undergone, and continues to undergo, significant redevelopment in recent years as evidenced by a number of projects and planning grants including Southwest Gate, Elanora Court, Carriglea Apartments and Gowan House.



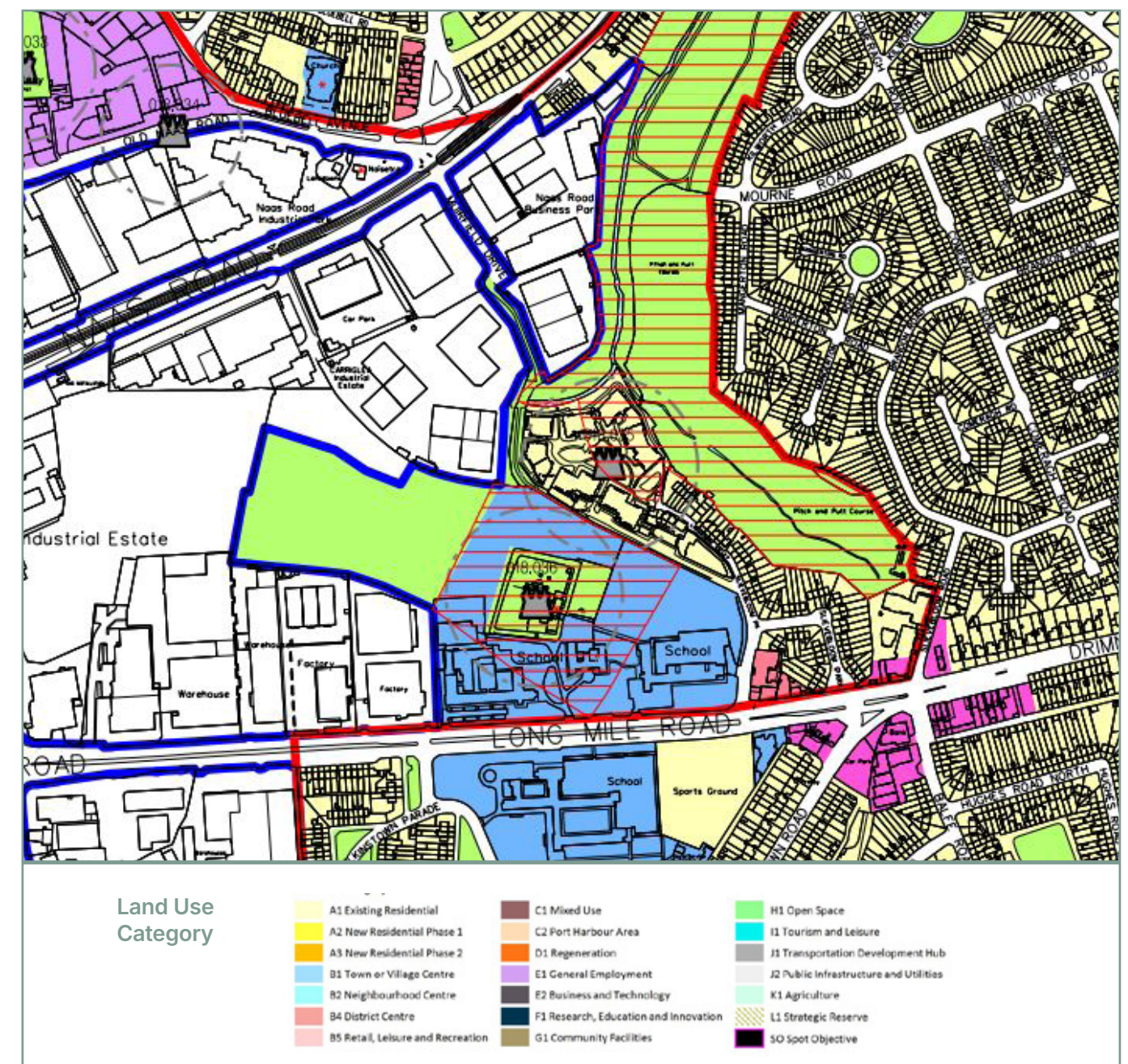
ZONING

The subject site is zoned Z14 "Strategic Development and Regeneration Areas" under the Dublin City Development Plan 2022 – 2028.

Z14 areas are capable of accommodating significant mixed use development, of which, residential would be the predominant use. Therefore, Dublin City Council, emphasise

developments must include proposals for additional physical and social infrastructure to support same.

The existing zoning permits a broad range of uses including Residential (build to rent and build to sell), Hotel, PBSA, primary health care centre and industry (light) in addition to a number of other potential uses.





FURTHER INFORMATION

Method of Sale

For Sale by Private Treaty

Services

Interested parties are advised to satisfy themselves on the variability and adequacy of all services.

Title

We understand the property is held Freehold. Full Title details are available from the vendors solicitor.

Viewing

For further information or to arrange a viewing please contact sales agents JLL as per the following contact details.

Price

Available on request

CONTACT

For further information or to arrange an inspection please contact the following



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