

UNIT ONE

DUBLIN AIRPORT

LOGISTICS PARK



184,886 SQ FT

PRESTIGIOUS HQ WAREHOUSE & OFFICE FACILITY



**8 MINS DRIVE
TO DUBLIN
AIRPORT**



**10 MINS DRIVE
TO DUBLIN
PORT TUNNEL**



**SWIFT CONNECTIVITY
TO M50, M1 & M2
MOTORWAYS**

TO LET

UNIT ONE DUBLIN AIRPORT LOGISTICS PARK

A prestigious HQ high bay warehouse and office facility in a super prime location. Occupying the premier position at the Park entrance, the self-contained site benefits from corporate quality offices, generous car parking, dedicated trailer parking, a secure service yard and excellent loading access via 15 dock levellers and 5 level access doors.

PREMIER PARK ENTRANCE POSITION

Located a mere 250 metres from Dublin Airport boundary, connectivity is superb to Dublin Port Tunnel, Dublin City Centre, the M1, M2 and M50 Motorways and all other arterial routes. The Park has dual access/egress via its direct links to the M2 Motorway and St Margaret's Road.



Just 8 minutes drive away



UNIT ONE

HQ WAREHOUSE & OFFICE FACILITY

184,886 SQ FT (17,176 SQ M)

FIRST CLASS SPECIFICATION



UNIT ONE DUBLIN AIRPORT LOGISTICS PARK

HIGHLIGHTS

8 MINUTES DRIVE TO DUBLIN AIRPORT 



184,886 SQ FT
(17,176 SQ M) HQ Warehouse
and Office Facility



9.5 M
Clear Internal Height



15 X DOCK LEVELLERS
5 X LEVEL ACCESS DOORS



37 M
YARD DEPTH



29,820 PALLETS
(Additional Capacity Achievable)



SWIFT CONNECTIVITY
To M50, M1, M2 Motorways
Dublin Airport & Port Tunnel



8.4 ACRE ENTRANCE SITE
In an Access Controlled,
Secure Park



8 X HGV SPACES
**192 X CAR PARKING
SPACES**



**HIGH QUALITY
MODERN OFFICES AND
STAFF FACILITIES**



9.5 M
CLEAR INTERNAL
HEIGHT

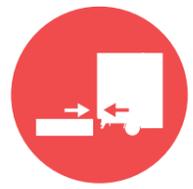
136,511 SQ FT (12,682.3 SQ M)

WAREHOUSE SPACE

+

4,430 SQ FT (411.6 SQ M)

STRUCTURAL MEZZANINE STORAGE SPACE



15 X DOCK LEVELLERS
5 X LEVEL ACCESS DOORS



LED LIGHTING TO
WAREHOUSE SPACE

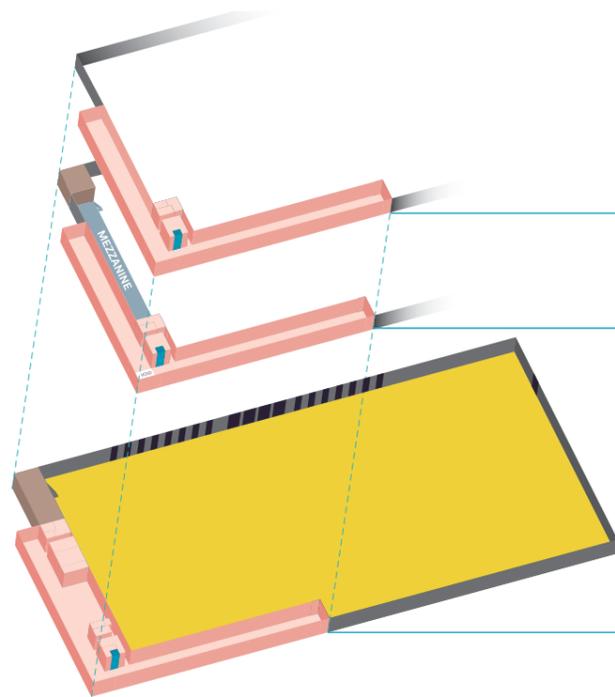


PRIVATELY
MANAGED PARK



24 HOUR ACCESS AVAILABLE
365 DAYS A YEAR

ACCOMMODATION



	SQ M	SQ FT
SECOND FLOOR		
OFFICES & STAFF FACILITIES	1,200.3	12,920
FIRST FLOOR		
OFFICES & STAFF FACILITIES	1,145.5	12,330
SERVICES	74.4	801
MEZZANINE (STRUCTURAL)	411.6	4,430
GROUND FLOOR		
WAREHOUSE	12,682.3	136,511
OFFICES & STAFF FACILITIES	1,584.2	17,052
SERVICES	78.2	842
TOTAL	17,176.5	184,886

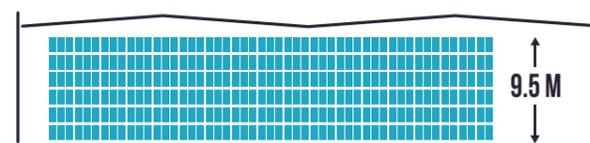
Measurement Application – Gross External.

- WAREHOUSE ● OFFICES & STAFF FACILITIES
- SERVICES ● MEZZANINE ● LIFT

PALLET LOCATIONS

Indicative layout proposals have been prepared and are available upon request.

These indicate a total of 29,820 pallets based on a narrow aisle fit-out and 23,520 pallets based on a wide aisle fit-out. Additional pallet capacity can be achieved.



29,820 TOTAL PALLETS



42,302 SQ FT (3,930 SQ M)
3 STOREY MODERN OFFICES & STAFF FACILITIES



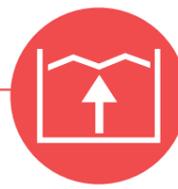
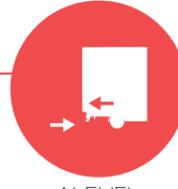
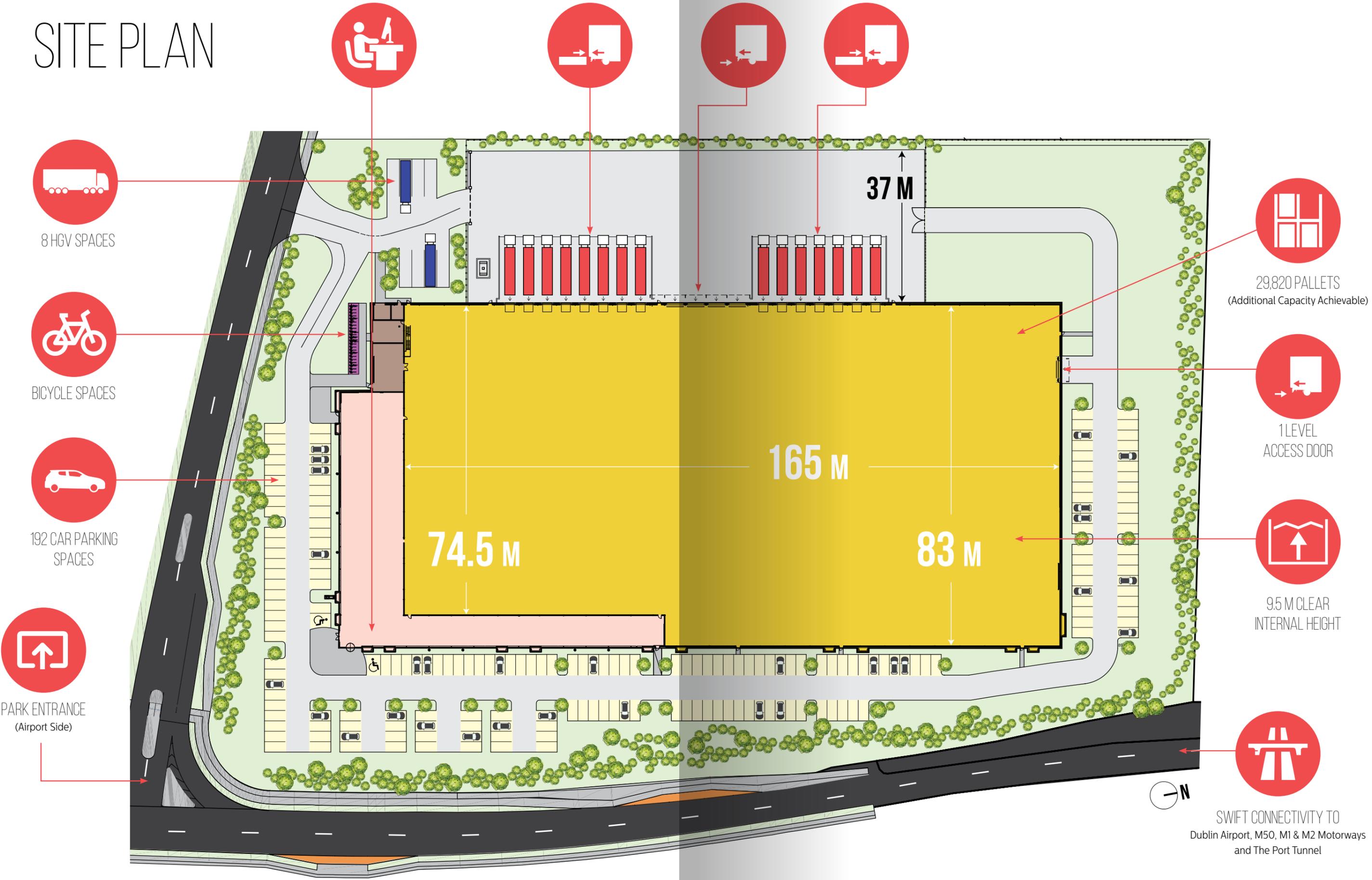
SITE PLAN

3 STOREY OFFICES, STAFF FACILITIES & FEATURE RECEPTION

8 DOCK LEVELLERS

4 LEVEL ACCESS DOORS

7 DOCK LEVELLERS



8 HGV SPACES

BICYCLE SPACES

192 CAR PARKING SPACES

PARK ENTRANCE (Airport Side)

29,820 PALLETS (Additional Capacity Achievable)

1 LEVEL ACCESS DOOR

9.5 M CLEAR INTERNAL HEIGHT

SWIFT CONNECTIVITY TO Dublin Airport, M50, M1 & M2 Motorways and The Port Tunnel

AN UNRIVALLED LOGISTICS LOCATION



CITY DRIVE TIMES



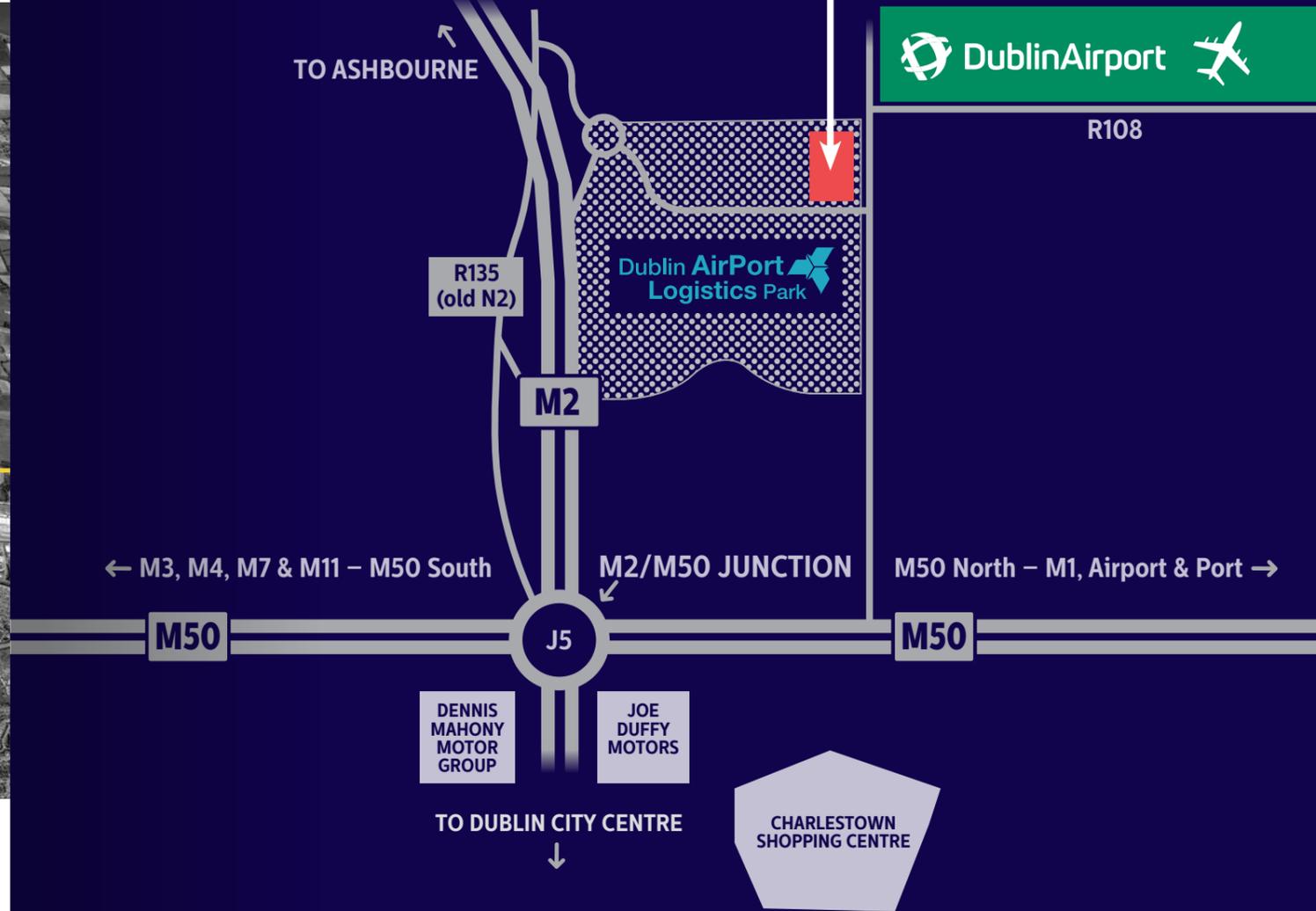
ROUTES	DRIVE TIME MINUTES
M50 (Junction 5) / M2	2
M50 (Junction 6) / M3	6
Dublin Airport Entrance	8
M50 (Junction 7) / M4	8
M50 (Junction 3) / M1	8
Dublin Port Tunnel	10
M50 (Junction 9) / M7	10
M50 (Junction 10) / Ballymount	11
M50 (Junction 11) / Tallaght	14



GPS: 53.4183691, -6.3091799

Strategically located with dedicated access to the M2 Motorway

UNIT ONE DUBLIN AIRPORT LOGISTICS PARK



IN GOOD COMPANY





AN IPUT BUILDING

IPUT plc owns a substantial logistics portfolio extending to over 2.5 million sq ft and comprising 31 properties which are situated in strategic distribution locations across Dublin.

Existing occupiers in the portfolio include BWG, DB Schenker, DHL, Dunnes Stores, Geodis, Musgraves, Nightline Logistics, Sonas Bathrooms and Uniphar.



1. Unit 14/16
Blanchardstown Corporate Park
Ballycoolin
Dublin 15
(212,000 sq ft)

2. Unit D&E Kilcarbery
Distribution Park
Clondalkin
Dublin 22
(238,000 sq ft)

3. Damastown Business Park
Mulhuddart
Dublin 15
(325,000 sq ft)

4. 4045 Kingswood Road
Citywest Business Campus
Dublin 24
(229,036 sq ft)

5. 103 Northwest
Business Park
Ballycoolin
Dublin 15
(134,484 sq ft)

6. Unit 1 Rosemount
Business Park
Dublin 15
(273,201 sq ft)

For more details visit iput.com

SOLE AGENT



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DISCLAIMER

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AN **IPUT** BUILDING