

103

**NORTHWEST
BUSINESS PARK**

DUBLIN 15

134,484 SQ FT
HIGH QUALITY WAREHOUSE FACILITY

TO LET

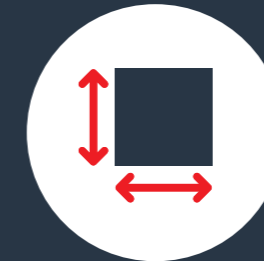
MODERN WAREHOUSE FACILITY

134,484 SQ FT (12,494 SQ M)

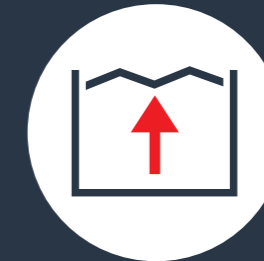
103 NORTHWEST
BUSINESS PARK
DUBLIN 15

HIGHLIGHTS

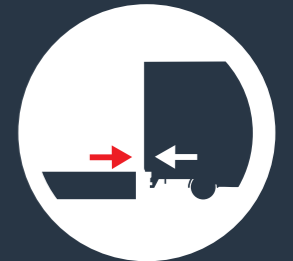
Introducing 103 Northwest Business Park, a high bay warehouse facility in a prime location with multiple loading doors, 60m deep yard and easy access to the M50, the M1, Dublin International Airport and Dublin Port Tunnel.



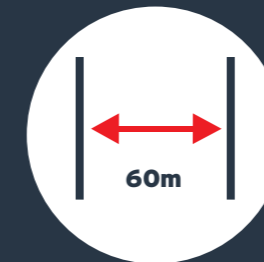
134,484 SQ FT
(12,494 SQ M)



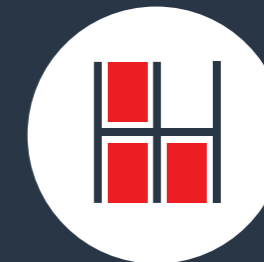
12M CLEAR
INTERNAL HEIGHT



21 X DOCK LEVELLERS
3 X LEVEL ACCESS DOORS



60M YARD DEPTH
(GOODS OUTWARDS)



UP TO 18,468
PALLETS



EASY ACCESS TO M50
& M1 MOTORWAYS, N2, N3,
AIRPORT & PORT TUNNEL



FULLY SECURE SITE
OF 6.45 ACRES



EXTENSIVE
TRAILER AND
CAR PARKING



HIGH QUALITY
MODERN OFFICES AND
STAFF FACILITIES

IT ALL STACKS UP

- ✓ Proven, strategic location
- ✓ Privately managed park
- ✓ 24 hour access available, 365 days a year
- ✓ Very modest service charge



18,468
PALLETES

PALLET LOCATIONS

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

These indicate a total of 18,468 pallets based on a narrow aisle fit-out and 14,436 pallets based on a wide aisle fit-out.



TOTAL OF 18,468 PALLETES



117,380 SQ FT (10,905 SQ M)
WAREHOUSE SPACE



MODERN
OFFICE SPACE

SITE PLAN

Not to scale / for information purposes only

UP TO 18,468
PALLETS



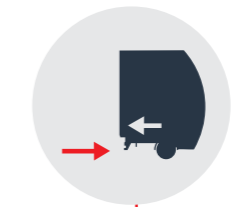
7 DOCK
LEVELLERS



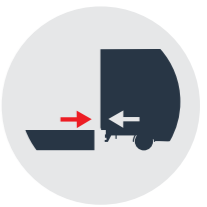
3 DOCK
LEVELLERS



RAMPED LEVEL
ACCESS DOOR



21 X DOCK LEVELLERS
3 X LEVEL ACCESS DOORS



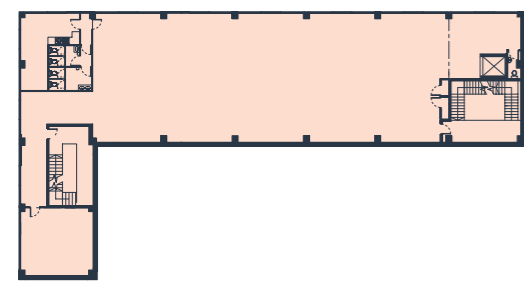
12m CLEAR
INTERNAL HEIGHT



2 DOCK
LEVELLERS



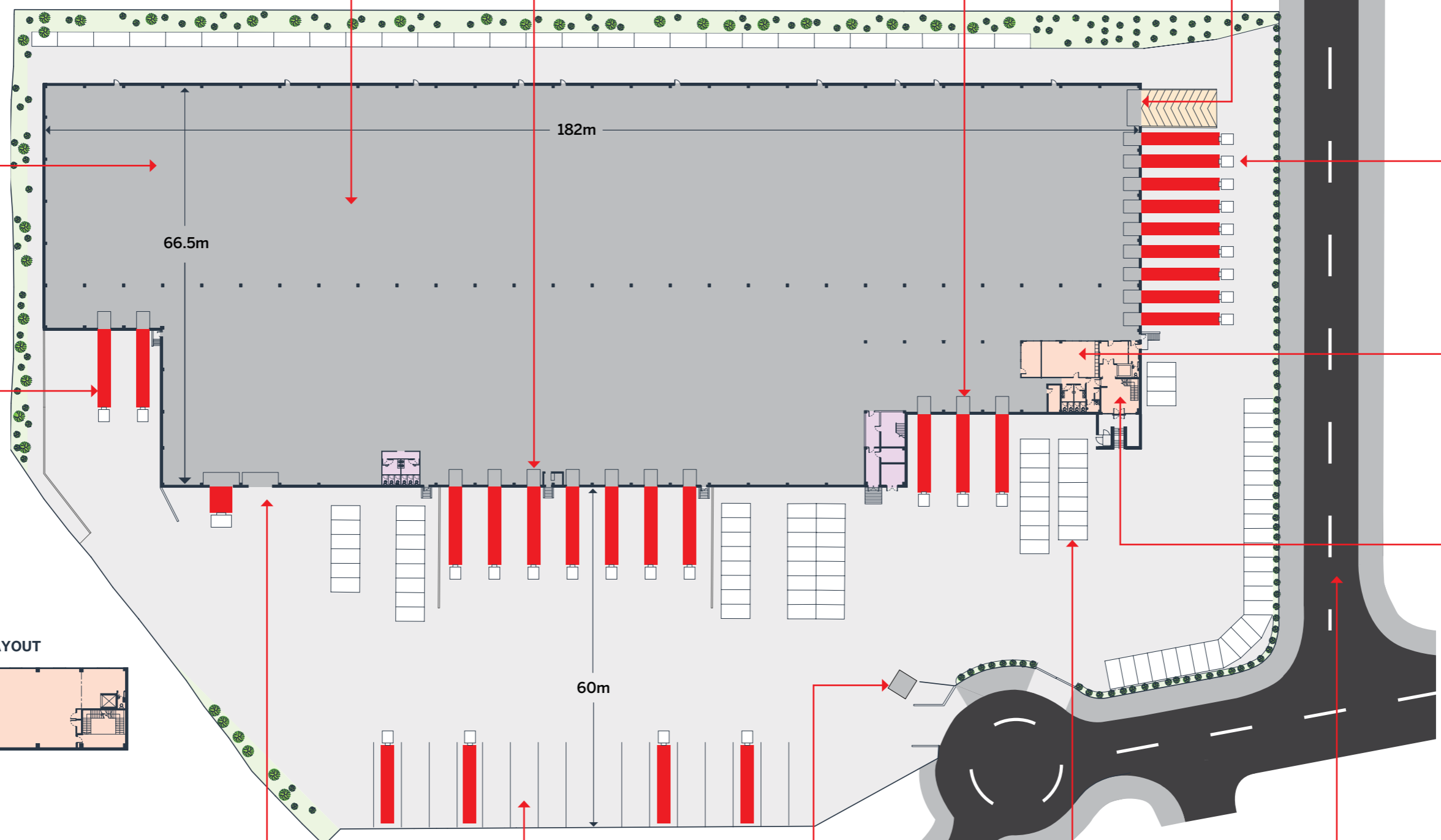
1ST & 2ND FLOOR OFFICE LAYOUT



AREA SCHEDULE

ACCOMMODATION	SQ M	SQ FT
Warehouse	10,905	117,380
Ground Floor Offices	291	3,132
First Floor Offices	649	6,986
Second Floor Offices	649	6,986
Total	12,494	134,484

Note: Measurement Application – Gross External.
All intending tenants are specifically advised to verify the floor areas and undertake their own due diligence.



9 DOCK
LEVELLERS



MODERN OFFICES
& STAFF FACILITIES



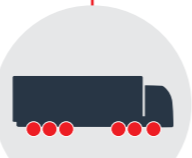
FEATURE
RECEPTION



2 LEVEL
ACCESS DOORS



TRAILER
PARKING



FULLY SECURE
SITE WITH
SECURITY HUT



100+ CAR
PARKING SPACES



EASY ACCESS TO
M50 & M1 MOTORWAYS
VIA N2 & N3 ROUTES,
AIRPORT & PORT TUNNEL



THIS IS YOUR GATEWAY

EASY ACCESS TO



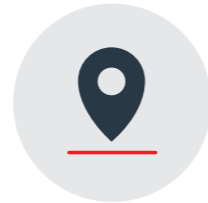
M50, M1
N2 & N3



DUBLIN
INTERNATIONAL
AIRPORT



DUBLIN PORT
TUNNEL



GPS: 53.4121753,
-6.3584796



TRAVEL TIMES

M50 Motorway Junction 5 (N2)

» 8 minutes

M50 Motorway Junction 6 (N3)

» 8 minutes

Dublin International Airport

» 15 minutes

Dublin Port Tunnel

» 14 minutes

Dublin City Centre

» 25 minutes

SOURCE: GOOGLE MAPS WITHOUT TRAFFIC





AN IPUT BUILDING

IPUT plc owns a substantial logistics portfolio extending to over 2 million sq ft and comprising 32 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 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**
Mulhudart
Dublin 15
(325,000 sq ft)

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

5. **Unit 624 Northwest**
Business Park
Ballycoolin
Dublin 15
(103,883 sq ft)

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

For more details visit iput.com



BER No. 800561367
CO₂ Emissions: 42.32 kgCO₂ /m²/yr

JOINT AGENTS



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DISCLAIMER

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AN **IPUT** BUILDING