

UNIT G

# AERODROME

BUSINESS PARK

NEXT GENERATION LOGISTICS FACILITY  
SUSTAINABLE BY DESIGN





**120,300** SQ FT



**5.72 ACRE ENTRANCE SITE**  
In an Access Controlled, Secure Park



**SWIFT CONNECTIVITY TO**  
M50, N4, N7 & N81



**14 M**  
CLEAR INTERNAL HEIGHT



**40 M - 73 M**  
YARD DEPTHS



**10 DOCK LEVELLERS**  
**4 EURO DOCK LEVELLERS**  
**2 LEVEL ACCESS DOORS**





120,300 SQ FT

## ACCOMMODATION

FLOOR	SQ M	SQ FT
Warehouse (incl. marshalling office)	10,264	110,479
Ground Floor Offices & Staff Facilities	301	3,245
First Floor Offices	306	3,288
Second Floor Offices	306	3,288
<b>TOTAL</b>	<b>11,177</b>	<b>120,300</b>

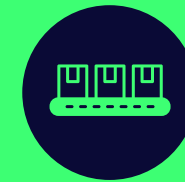
Measurement Application – Gross External.



3 STOREY  
CAT A OFFICES  
AND STAFF  
FACILITIES



1 X 8 PERSON  
PASSENGER  
LIFT



1 MARSHALLING  
OFFICE & STAFF  
FACILITIES



108 CAR  
PARKING  
SPACES



13 HGV  
PARKING  
SPACES



56 BICYCLE  
SPACES





# SUSTAINABILITY

IPUT Real Estate Dublin is dedicated to the delivery of the highest sustainability credentials for new logistics space in Ireland.

TARGETING



LEED GOLD

BER RATING





120,300 SQ FT

UNIT G

**AERODROME**

BUSINESS PARK



ELECTRIC CAR (EV) CHARGING STATIONS

Supporting a low-emission commute, up to 10% of car parking spaces can have EV charging points. Ducting and termination points can be provided to other car parking spaces to provide for future charging points.



RENEWABLE ENERGY

On-site Renewable energy production using roof mounted Photovoltaic solar panels. Advanced sub-metering infrastructure for ongoing energy management and verification. NZEB (Nearly Zero Energy Building) compliant fabric and MEP design.



LED LIGHTING

High efficiency LED lighting system with daylight harvesting and occupancy controls. Interior and exterior LED light fittings reduce energy costs.



RECYCLING

Dedicated space for storage and collection of recyclables to reduce environmental impact.



RAINWATER HARVESTING

Rainwater harvesting system to reduce potable water consumption.



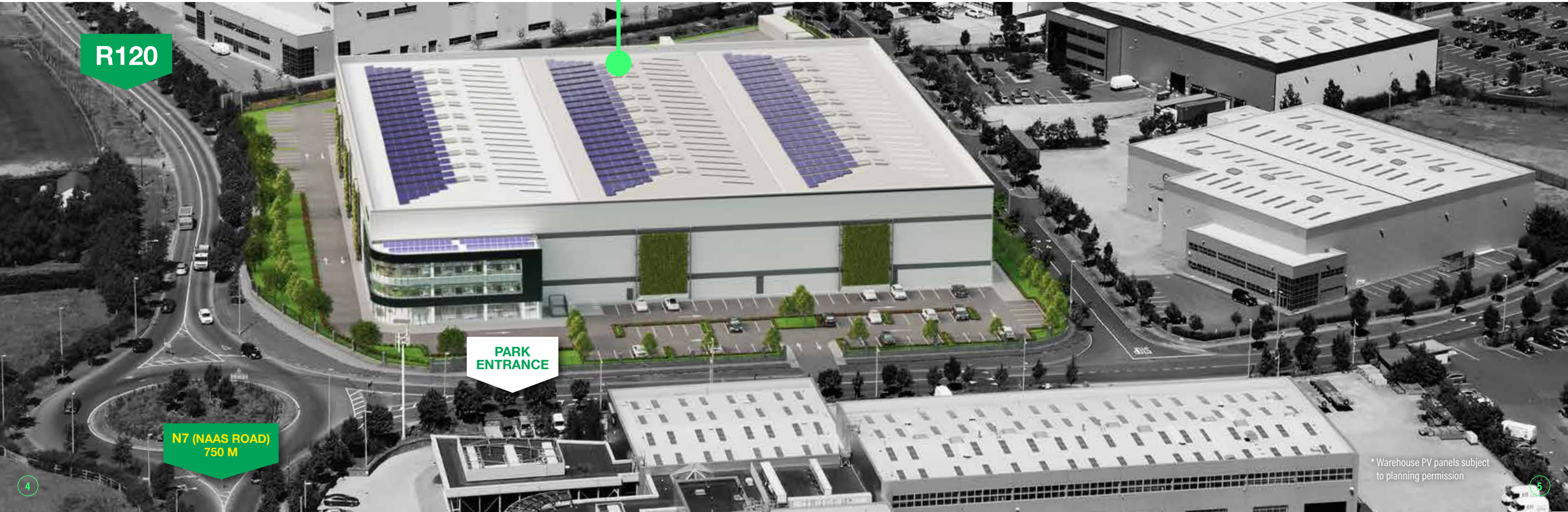
ENERGY EFFICIENT BUILDING ENVELOPE

Advanced building envelope to improve thermal performance.



ENERGY USAGE MONITORING

Energy usage monitors installed in warehouse to ensure efficiencies are identified and implemented.



\* Warehouse PV panels subject to planning permission



# SITE PLAN

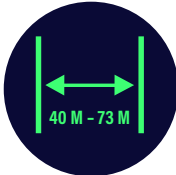
SPRINKLER  
TANK POSITION  
(Optional)

1 LEVEL  
ACCESS DOOR

MARSHALLING OFFICE  
and staff facilities

14 M CLEAR  
INTERNAL HEIGHT

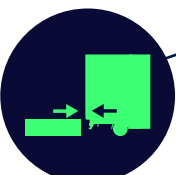
108 CAR PARKING  
SPACES



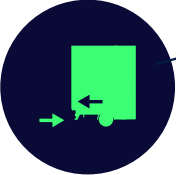
40 M - 73 M  
YARD DEPTHS



13 HGV  
SPACES



4 EURO DOCK  
LEVELLERS  
10 DOCK LEVELLERS



1 LEVEL  
ACCESS DOOR



56 BICYCLE SPACES



3 STOREY CAT A OFFICES  
AND STAFF FACILITIES



AERODROME BUSINESS  
PARK ENTRANCE



SWIFT CONNECTIVITY TO  
M50 Motorway, N4, N7, N81  
Dublin Airport and The Port Tunnel



**14 M**  
CLEAR INTERNAL  
HEIGHT

## FM1 CLASS WAREHOUSE FLOOR

REACH TRUCKS CAN OPERATE AT ABOVE  
13 M WITHOUT SIDE-SHIFT

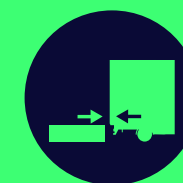
**UDL 75kN/m<sup>2</sup>**



2 FULL HEIGHT  
LEVEL ACCESS DOORS



4 EURO DOCK  
LEVELLERS



10 DOCK  
LEVELLERS



TRANSLUCENT AOV'S  
(Smoke vents) to maximise  
natural light



10% TRANSLUCENT  
ROOF LIGHTS  
% Can be increased,  
if required





# STRATEGICALLY CONNECTED

Situated at the entrance of a prime, established Park located in South West Dublin, just 1 minute drive time from the N7 (Naas Road).



The Park affords excellent access to the national roads network and the N7 links Dublin with Cork, Limerick and Waterford.

## DRIVE TIMES



	MINUTES
N7 (Naas Road)	1
Outer Ring Road (R136)	4
N4 (Lucan By-Pass)	12
N81 (Tallaght By-Pass)	8
M50 Motorway Junction 9	7
Dublin International Airport	20
Dublin Port Tunnel	21
Dublin City Centre	23

Source: Google Maps without traffic

## PEOPLE



>1.33

Million People

within 30 minutes  
drive of Aerodrome  
Business Park



GPS: 53.29046, -6.46626



Secure, privately managed park



24 Hour access available, 365 Days a year

As the largest owner of logistics space in Dublin, our ambition is to create exceptional buildings that set new standards in design and sustainability in order to attract best-in-class occupiers and contribute positively to communities in which we work. We are proud to have an international reputation for quality in everything we do. By investing in sustainable buildings and the public realm we aim to deliver buildings that make a positive contribution to the social and cultural fabric of Dublin.

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, IKEA, Geodis, Musgraves, Nightline Logistics, Sonas Bathrooms and Uniphar.

For more details visit [iput.com](http://iput.com)



Pictured above, clockwise from top left: 14/16 Blanchardstown Corporate Park (212,000 sq ft); 1 Dublin Airport Logistics Park (184,886 sq ft); Damastown Business Park (325,000 sq ft); 1 Rosemount Business Park (273,201 sq ft); 103 Northwest Business Park (134,484 sq ft); 4045 Citywest Business Campus (229,036 sq ft).

# PROFESSIONAL TEAM

ARCHITECTS:	TOT ARCHITECTS
STRUCTURAL ENGINEERS:	OCSC
QUANTITY SURVEYORS:	KSN
M&E ENGINEERS:	BAKER O'REILLY
SUSTAINABILITY CONSULTANTS:	METEC CONSULTING ENGINEERS
FIRE & DAC:	PRO-FIRE

# LETTING AGENT



**Philip Harvey**  
T: +353 1 453 2755  
E: [pharvey@harvey.ie](mailto:pharvey@harvey.ie)  
[harvey.ie](http://harvey.ie)

PSRA Lic. No. 002027

## TARGETING



LEED GOLD

## BER RATING



### DISCLAIMER

These particulars are set out as a general outline for potential tenants and whilst every care has been taken in their preparation, they do not constitute an invitation to treat, or an offer or contract of any kind. All descriptions, floor areas, site areas, dimensions, plans, maps, computer generated images, references to condition, permissions or licences of use or occupation, access and other details, are for guidance purposes only and may be subject to change. The particulars and information are given in good faith and are believed to be correct, but any intending tenant should not rely upon them as statements or representations of fact, and is specifically advised to satisfy themselves as to their accuracy by carrying out their own due diligence at their own expense. No employee or principal of William Harvey Ltd t/a HARVEY has any authority to make or give any representation or warranty in respect of the property and no liability will be accepted in respect of any loss suffered by any intending tenant or third party arising out of these particulars or information. Rents are quoted exclusive of outgoings, VAT and any other applicable taxes that the tenant will be liable for.

All images depicting Unit G Aerodrome Business Park are CGI's (Computer Generated Images).



**[AERODROME BUSINESS PARK.COM](http://AERODROME BUSINESS PARK.COM)**

**IPUT** REAL ESTATE  
DUBLIN

UNIT Q

# AERODROME

BUSINESS PARK

NEXT GENERATION LOGISTICS FACILITY  
SUSTAINABLE BY DESIGN







**160,050** SQ FT



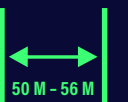
**7.8 ACRE SITE**  
In an Access Controlled, Secure Park



**SWIFT CONNECTIVITY TO  
M50, N4, N7 & N81**



**14 M**  
CLEAR INTERNAL HEIGHT



**50 M - 56 M**  
YARD DEPTHS



**14 DOCK LEVELLERS  
4 EURO DOCK LEVELLERS  
2 LEVEL ACCESS DOORS**





160,050 SQ FT

#### ACCOMMODATION

FLOOR	SQ M	SQ FT
Warehouse (incl. marshalling office)	13,719	147,670
Ground Floor Offices & Staff Facilities	370	3,984
First Floor Offices	390	4,198
Second Floor Offices	390	4,198
<b>TOTAL</b>	<b>14,869</b>	<b>160,050</b>

Measurement Application - Gross External.



3 STOREY  
CAT A OFFICES  
AND STAFF  
FACILITIES



1 X 8 PERSON  
PASSENGER  
LIFT



1 MARSHALLING  
OFFICE & STAFF  
FACILITIES



152 CAR  
PARKING  
SPACES



26 HGV  
PARKING  
SPACES



74 BICYCLE  
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### BER RATING

BER A1



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#### RECYCLING

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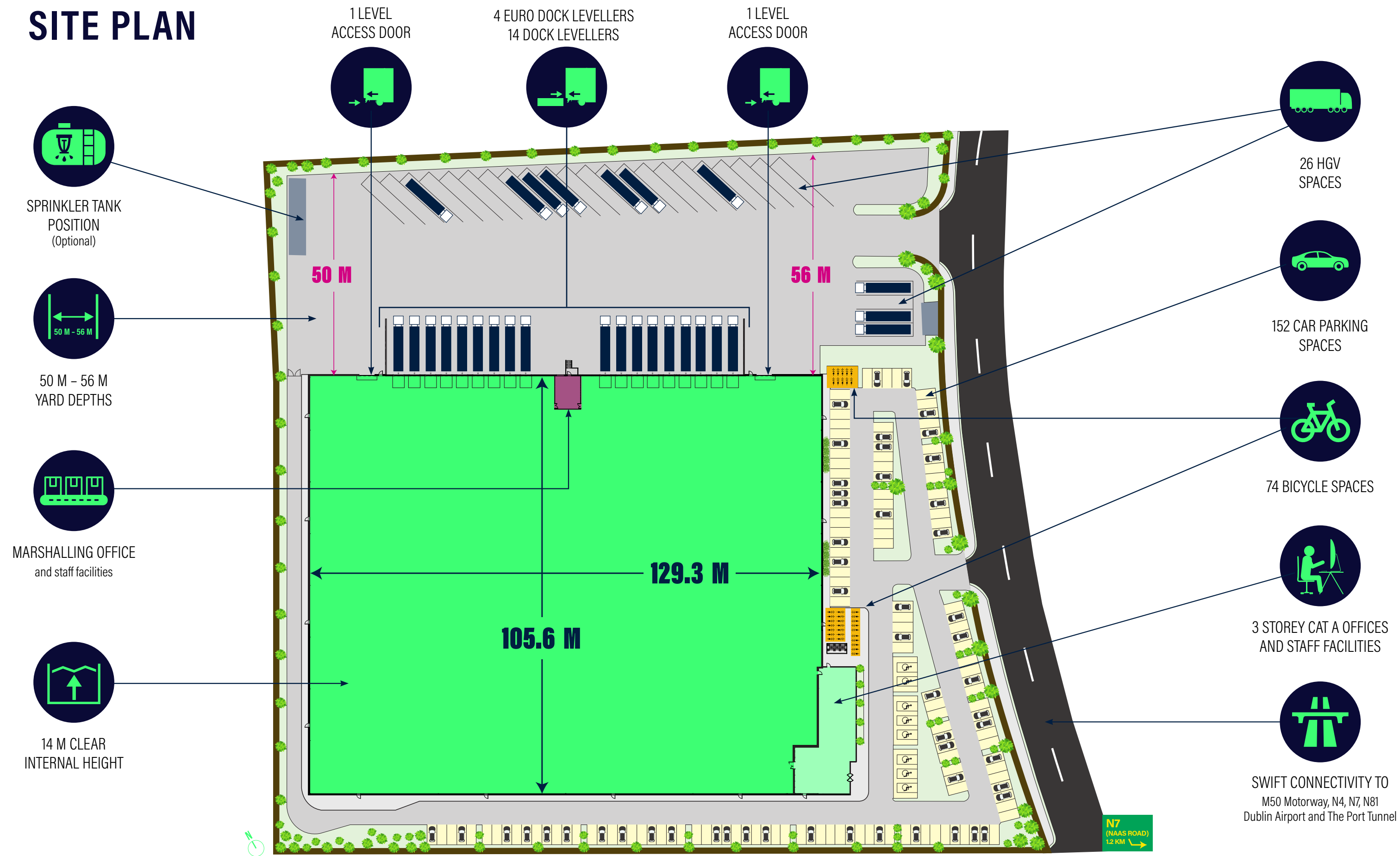
UNIT Q  
**AERODROME**  
BUSINESS PARK

PARK ENTRANCE

N7 (NAAS ROAD)  
750 M

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# SITE PLAN





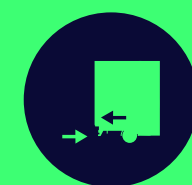


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CLEAR INTERNAL  
HEIGHT

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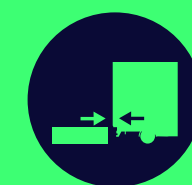
**UDL 75kN/m<sup>2</sup>**



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LEVELLERS



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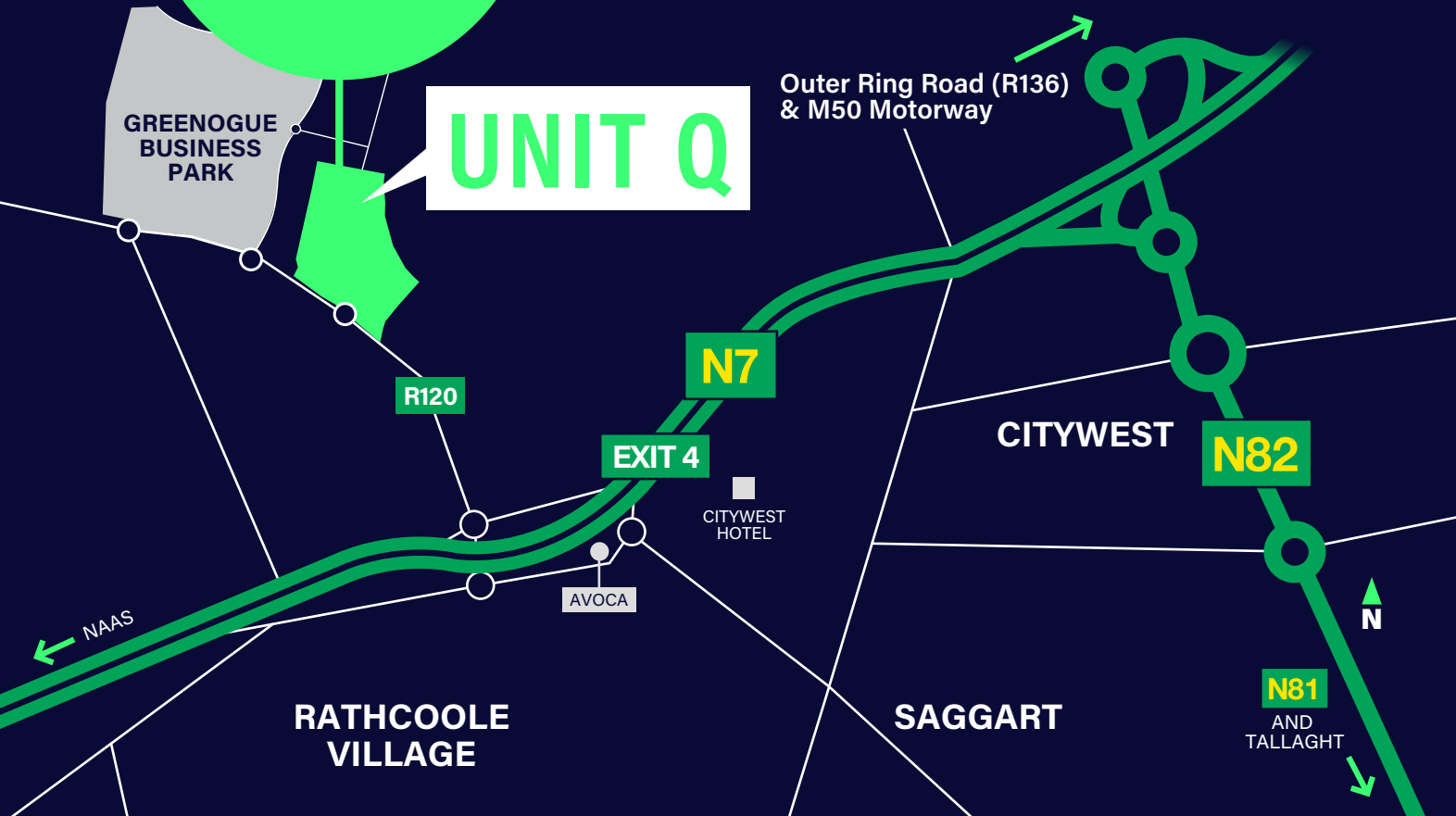


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DUBLIN