

UNIT Q
AERODROME
BUSINESS PARK

**NEXT GENERATION LOGISTICS FACILITY
SUSTAINABLE BY DESIGN**





161,700 SQ FT



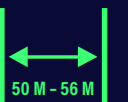
7.8 ACRE SITE
In an Access Controlled, Secure Park



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



161,733 SQ FT

ACCOMMODATION

FLOOR	SQ M	SQ FT
Warehouse (incl. marshalling office)	13,699	147,454
Ground Floor Offices & Staff Facilities	382	4,115
First Floor Offices	425	4,575
Second Floor Offices	425	4,575
Plant Level	94	1,014
TOTAL	15,025	161,733

Measurement Application - Gross External.



3 STOREY
CAT A OFFICES
AND STAFF
FACILITIES



1 X 8 PERSON
PASSENGER
LIFT



1 MARSHALLING
OFFICE & STAFF
FACILITIES



151 CAR
PARKING
SPACES



26 HGV
PARKING
SPACES



74 BICYCLE
SPACES



SUSTAINABILITY

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

TARGETING



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.



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.



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.

161,733 SQ FT

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PARK ENTRANCE

N7 (NAAS ROAD)
750 M

* Warehouse PV panels subject to planning permission

SITE PLAN

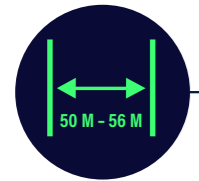
1 LEVEL
ACCESS DOOR

4 EURO DOCK LEVELLERS
14 DOCK LEVELLERS

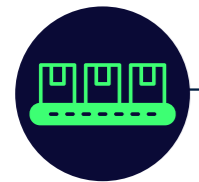
1 LEVEL
ACCESS DOOR



SPRINKLER TANK
POSITION
(Optional)



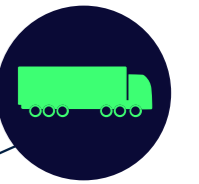
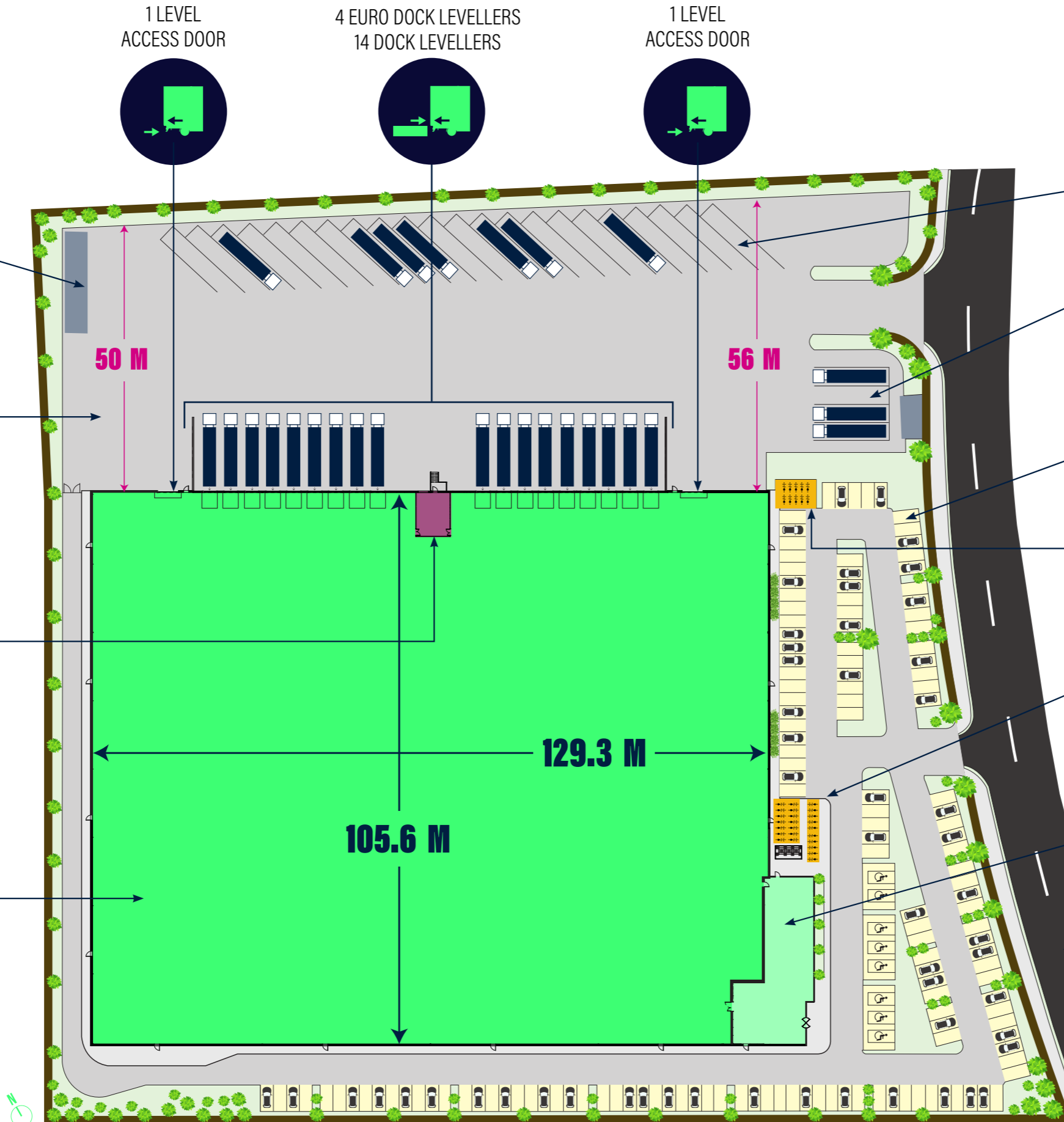
50 M - 56 M
YARD DEPTHS



MARSHALLING OFFICE
and staff facilities



14 M CLEAR
INTERNAL HEIGHT



26 HGV
SPACES



151 CAR PARKING
SPACES



74 BICYCLE SPACES



3 STOREY CAT A OFFICES
AND STAFF FACILITIES



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

N7
(NAAS ROAD)
1.2 KM



14 M
CLEAR INTERNAL
HEIGHT

FM1 CLASS WAREHOUSE FLOOR

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

UDL 75kN/m²



2 FULL HEIGHT
LEVEL ACCESS DOORS



4 EURO DOCK
LEVELLERS



14 DOCK
LEVELLERS



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

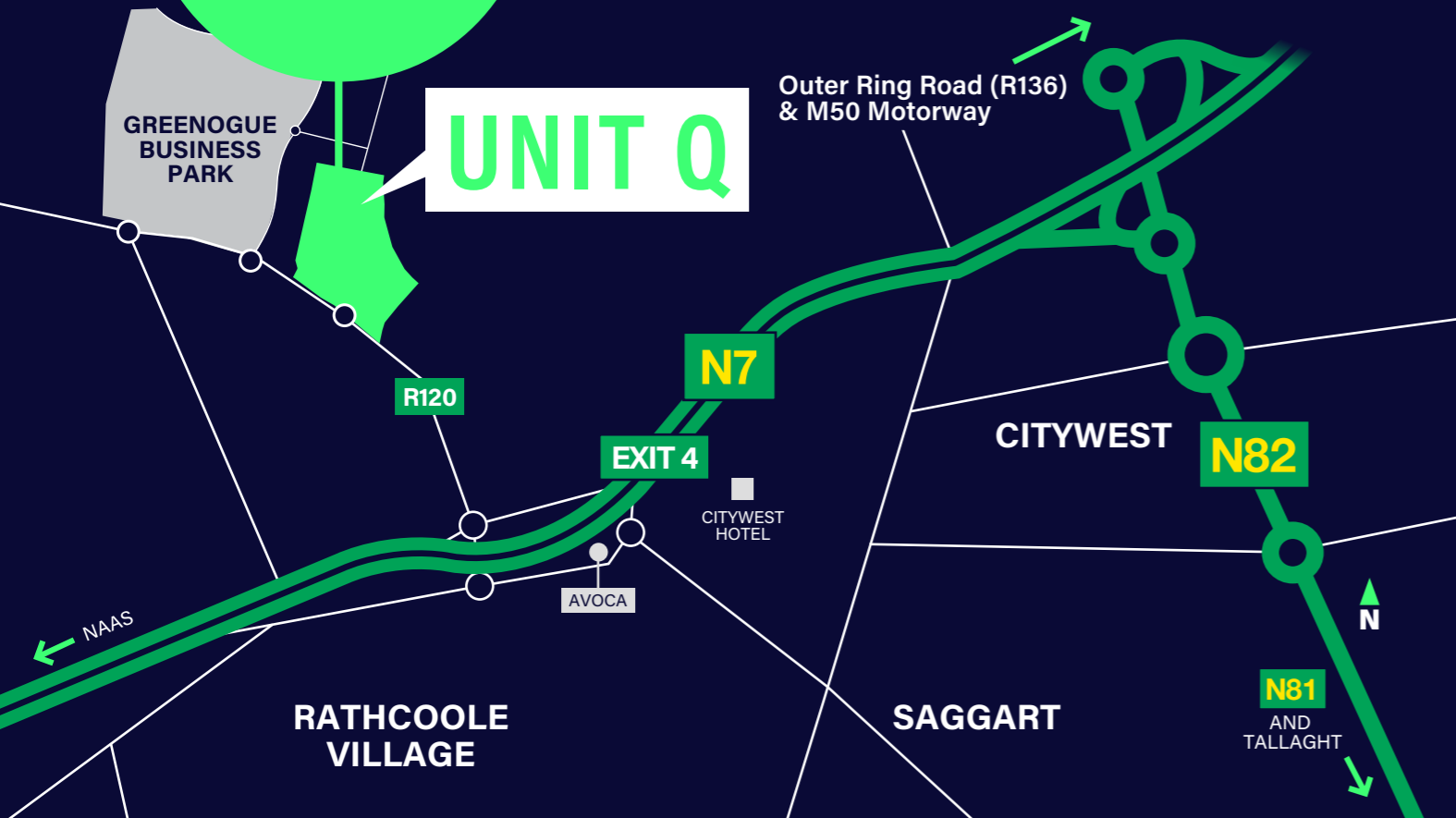


10% TRANSLUCENT
ROOF LIGHTS
% Can be increased,
if required



STRATEGICALLY CONNECTED

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: 53.29438, -6.46610
- 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



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



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TARGETING



DISCLAIMER

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AERODROME BUSINESS PARK.COM

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DUBLIN