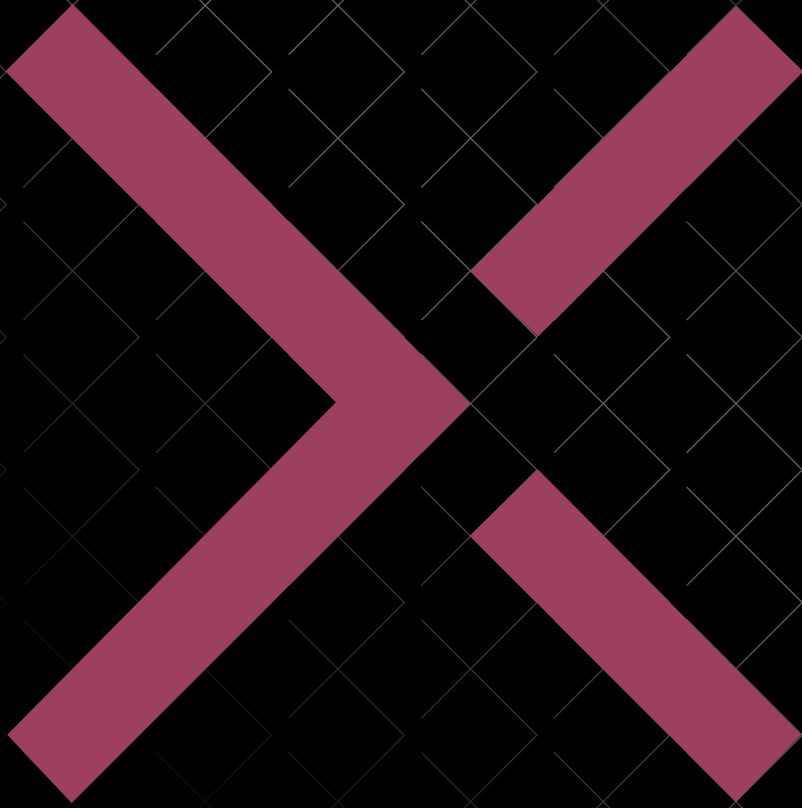


**NEXUS**  
DUBLIN



**UNIT FOUR**

# A new benchmark

DUBLIN AIRPORT

M50

R135

CHERRYHOUND INTERCHANGE

M2

M2

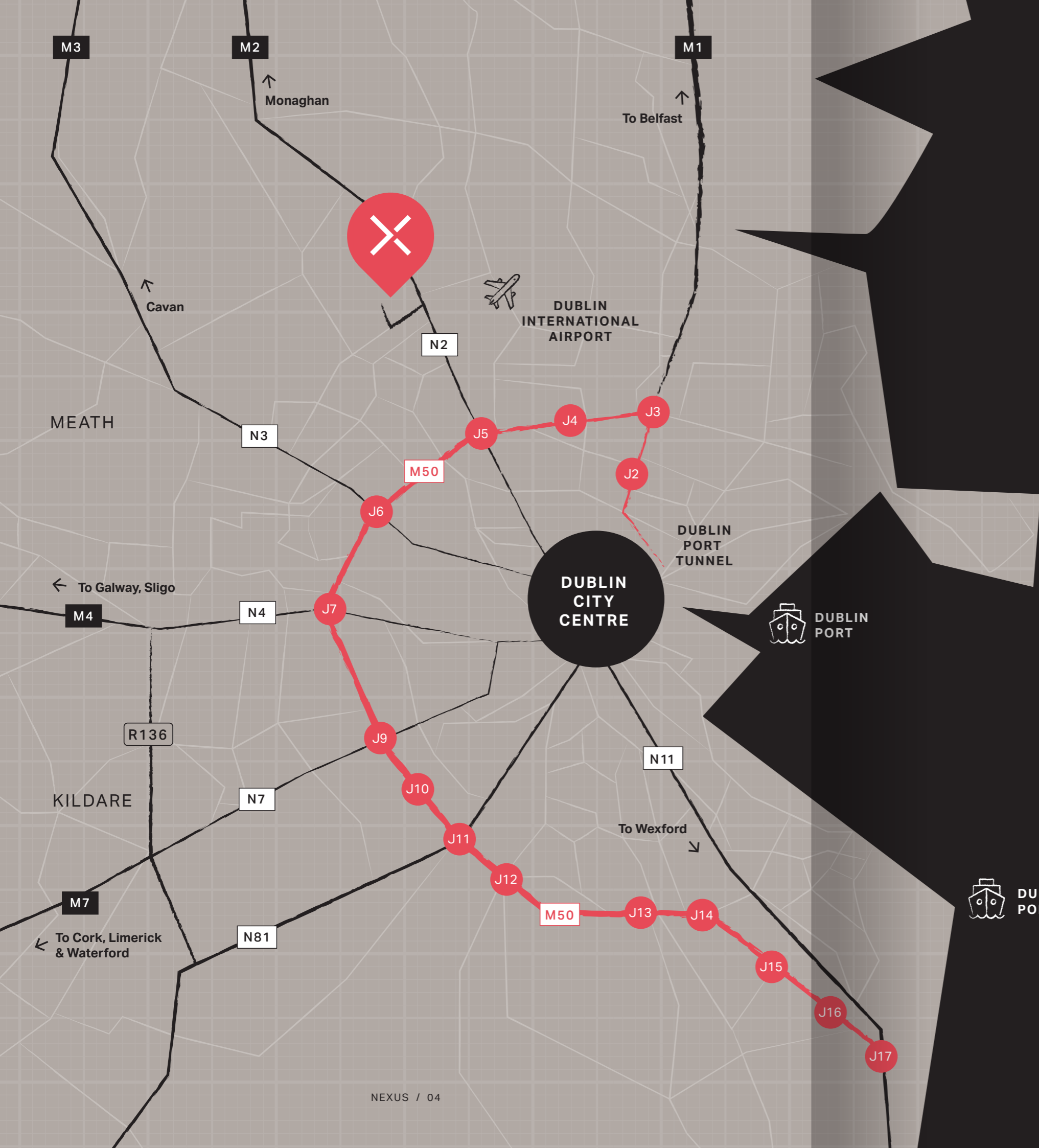
FOUR

# in sustainable logistics

NEXUS / 02

NEXUS / 03





Delivering swift and seamless access to Dublin and every major city

- N2** ⌚ 1 min
- M50** ⌚ 4 mins
- Dublin Airport** ⌚ 10 mins
- Port Tunnel** ⌚ 10 mins
- City Centre** ⌚ 23 mins
- Belfast** ⌚ 100 mins
- Rosslare** ⌚ 120 mins
- Cork** ⌚ 165 mins
- Galway** ⌚ 130mins



View in maps

# Innovative design

**86**

Car parking spaces

**110,783** sq ft

Premium logistics space

**14<sup>m</sup>**

Clear internal height

**2**

Level access doors

**4**

Euro Docks

**11**

Dock levellers

**37<sup>m</sup> - 50<sup>m</sup>**

Yard depth





**as standard**

# Unit Four

10,292 sq m / 110,783 sq ft


FLOOR	SQ M	SQ FT
Warehouse	9,370	100,859
Offices	922	9,924
<b>Total</b>	<b>10,292</b>	<b>110,783</b>

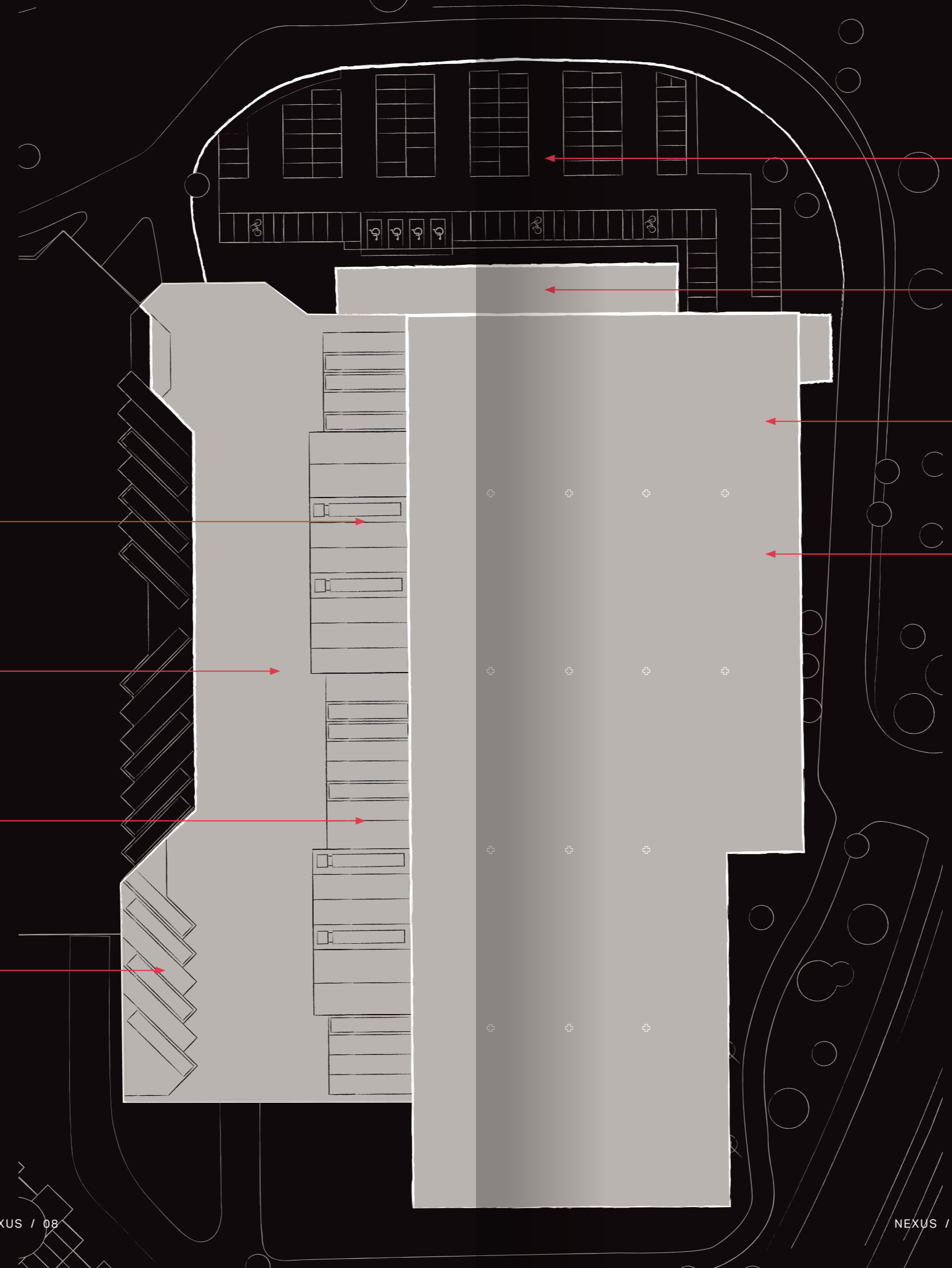
 2 level access doors

 37.5m to 50m yard depth

 4 Euro dock levellers

 10 HGV parking spaces

 Fast connectivity  
M50 Motorway, M2,  
Dublin Airport and  
The Port Tunnel



86 car parking spaces  
9 EV spaces



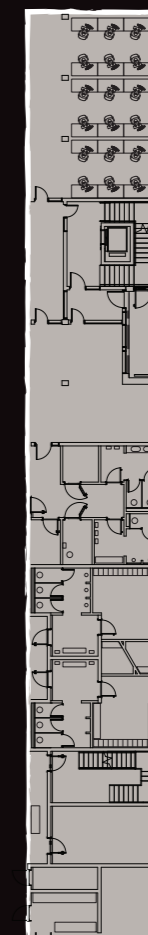
CAT A offices and staff facilities



FM1 Grade  
warehouse  
floor



14m clear internal  
height



**Office floor plan**

922 sq m /  
9,924 sq ft



Daylight cladding  
draws natural light  
into the warehouse

Photo-voltaic panels  
generate on-site  
renewable electricity

# Nexus delivers the highest sustainability credentials in the country

## 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 to reduce energy costs.



## Glue-laminated timber

IPUT have pioneered the use of glue-laminated timber in logistics development in Ireland and each unit has the potential to be delivered to a net zero carbon standard.

## 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.



# A low carbon



# solution



**Occupiers can opt for a full timber glue-laminated structural frame, reducing embodied carbon by up to 30%.**

### **On site renewable energy**

As standard, all units at Nexus Logistics Park will be delivered with photo-voltaic panels with capacity to power the baseline MIC. Occupiers may opt to increase this provision and increase the substantial cost savings from on site renewable energy.







14m  
clear  
intermedia  
height

# A landmark

**A logistics park that sets new standards for health, wellbeing and occupier experience.**

A central public pavilion, biodiverse landscaping and walking / cycling routes through the centre of the park will increase wellbeing, boost productivity and build a sense of community.

**Walking & cycling routes**

**Dublin Airport**

**Public pavilion**

**sustainable,  
logistics hub**

The heart of Nexus is a central public pavilion

A place to meet, eat, relax and socialise



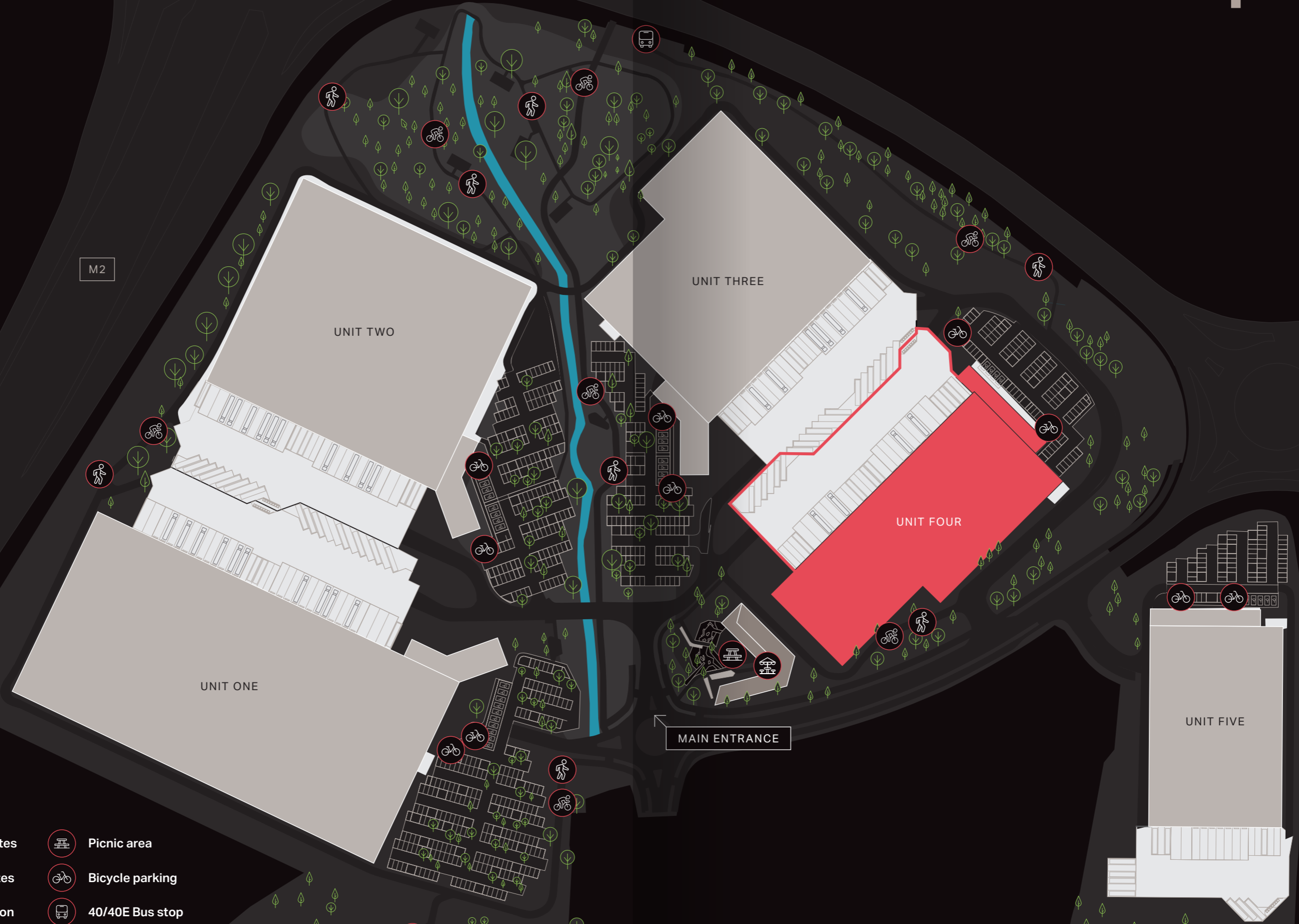
# Masterplan

DUBLIN AIRPORT

CHERRYHOUND ROUNDABOUT

M50

M2



- Walking routes
- Cycling routes
- Public pavilion
- Picnic area
- Bicycle parking
- 40/40E Bus stop

# A landscape

**Nexus is set on a 64-acres and planted with 40,000 native trees and shrubs.**

This creates an environment for people, wildlife and biodiversity to thrive. Woodlands reduce noise pollution. Buildings look directly out onto the landscape.

Jogging tracks, cycle paths and outdoor gym facilities make an active lifestyle part of every working day. Ponds and water features offer calm spaces for rest and relaxation.

that nurtures  
people, wildlife  
and biodiversity

# Exceptional workplaces



Premium feature office space designed around the central hub of Nexus Logistics Park provides occupiers with a pleasant workplace focused on wellbeing.

# Dublin's leading

Unit One  
Quantum Logistics Park  
Co. Dublin

# property investment company

## **Our company has a 55-year track record in Ireland, and we are the largest owner of office and logistics assets in the country.**

We are a socially and environmentally driven investor with a reputation for delivering the highest standards of design and placemaking.

Our portfolio is one of the greenest in Europe as we continue to set the benchmark for sustainability in Ireland.

## **Pouring over 55 years of experience and expertise into shaping our city**

We create exceptional workplaces for blue chip local and international occupiers and deliver outstanding long-term dividends to our shareholders.

We see every investment, every development, every building as an opportunity. A chance to make places that make people happy. To regenerate and revitalise neighbourhoods. To make positive contributions to local communities and to everyone who lives, works and socialises in our beautiful city.

## **The values that drive, guide and inspire us**

### **Stewardship**

We are stewards of our neighbourhoods and our city. We take a long-term approach, investing in placemaking and the public realm so we can make a positive contribution to society.

### **Leadership**

We are leaders in Irish real estate. We take a leadership stance in everything we do and strengthen our number 1 position through our culture of excellence, creativity and innovation.

### **Trust**

We build trust through performance. Our long-standing relationships with investors and stakeholders is founded on our unrivalled track record and our commitment to impeccable conduct and openness.

### **Purpose**

Our purpose drives us to set high expectations. Our expert, experienced team ensures we meet them. We take pride in investing in exceptional buildings and creating thriving neighbourhoods.

# Track record



Aerodrome Business Park, Co. Dublin

**Pioneering the greenest logistics facilities in Ireland. Leading the way with design and placemaking and sustainability.**

Our buildings form the cornerstone of neighbourhoods that enhance business life, and are always inclusive, vibrant communities for all.

As a generational investor, responsible investing is in our nature. Our long-term outlook guides us as stewards of our neighbourhoods and means we are committed to creating places that endure economically and socially.

## Quantum Logistics Park

Quantum Logistics Park is the first purpose built logistics scheme developed by IPUT. Completed in May 2023, Quantum was entirely pre-let to Harvey Norman, DHL and Maersk.

Unit 4 Quantum Logistics Park is Ireland's first net zero carbon logistics building, utilising an all timber structural frame.



**Left**  
Ireland's first Net Zero Carbon logistics building at Quantum Logistics Park

**Below**  
CGI of Quantum Logistics Park, Co. Dublin





# Letting agents



**Philip Harvey**  
+353 1 453 2755  
+353 87 839 3992  
pharvey@harvey.ie

PSRA Lic. No. 002027

**Rent:** On application

**Viewing:** Strictly by appointment  
with joint letting agents



## 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 or CBRE 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 Nexus Logistics Park are CGI's (Computer Generated Images).



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