

**FOR SALE  
TO LET**

# “Condor House”

Dublin AirPort Logistics Park, St. Margaret’s Road, Co. Dublin.

High-Bay Warehouse with Offices. Approx. 2,718 sq m (29,256 sq ft) on a Site of Approx. 0.60 Hectares (1.48 Acres)

- High Profile Unit With Generous Dedicated Yard Area
- Access Controlled And Secure Business Park Environment
- Only Minutes From Airport, Port Tunnel, M50 And M1 Motorways

12M  
INTERNAL HEIGHT  
**20%**  
EXTRA VALUE  
EXTRA SPACE



Dublin AirPort   
Logistics Park



## LOCATION

Dublin AirPort Logistics Park is Ireland's definitive logistics and distribution park and is strategically located just minutes from the M50/M2 junction, the Airport and the Port Tunnel. The park is accessed immediately from the M2 and offers a unique combination of accessibility and profile within an established business area.



### Dublin AirPort Logistics Park

- ... is 250 metres from Dublin Airport perimeter,**
- ... has dedicated access directly onto the M2 and**
- ... a second access point to Dublin Airport via St Margaret's Road,**
- ... is 2 minutes from the M50 (via the M2),**
- ... has unrivaled profile onto the M2,**
- ... is 10 minutes from the Port Tunnel entrance.**





# “Condor House”

Dublin AirPort Logistics Park, St. Margaret’s Road, Co. Dublin.

## SPECIFICATIONS/FEATURES

### GENERAL:

- 12 metre internal height.
- Steel portal frame construction.
- Extensive secure service yard with depth of 33 metres.
- 38 No. dedicated car spaces.
- 3 dock levellers with tailgate loading.
- 2 roller shutter doors.
- Min. 60 kn./m2. (1,250 lbs./sq.ft.) floor loading.
- 2.4 metre high wall to inside of external cladding wall.
- Twin tube batten type fluorescent lighting.
- Electrical distribution centre designed for three phase electrical supply and CT metering.
- High quality actively managed estate.

### OFFICES:

- Feature reception area including passenger lift.
- Open plan design suitable for compartmentation.
- Gas fired heating.
- Suspended acoustic tiled ceilings with recessed fluorescent lights.
- Painted and plastered walls.
- Fully fitted toilets and tea station facilities.
- Perimeter skirting trunking.
- Fully bonded heavy contact carpet to offices, reception and main stairs.



## ACCOMMODATION

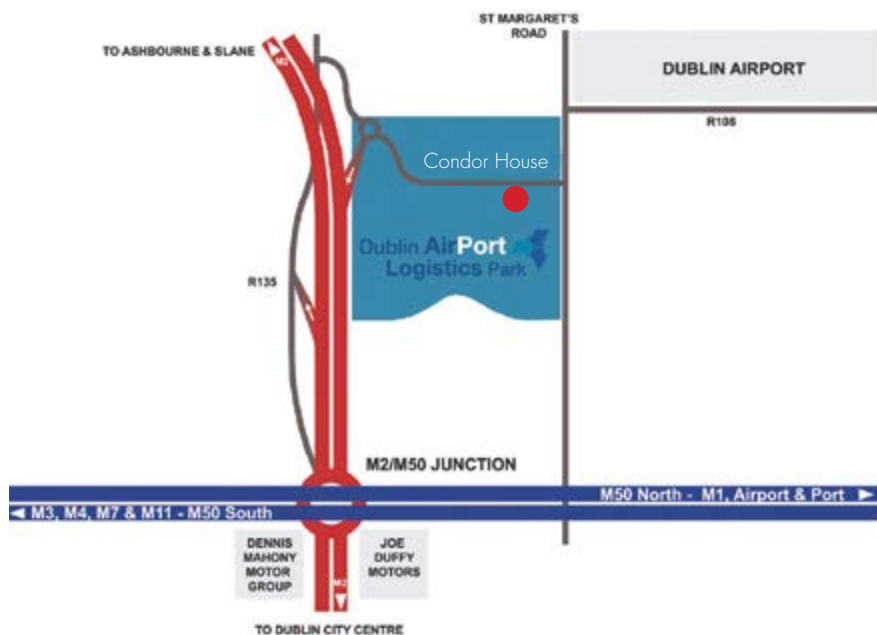
### APPROXIMATE GROSS EXTERNAL FLOOR AREAS:

	sq.m.	sq.ft.
Warehouse	2,428	26,135
Offices	290	3,121
<b>Total</b>	<b>2,718</b>	<b>29,256</b>

Site area of approx. 0.60 Hectares (1.48 Acres)



# Dublin AirPort Logistics Park



**TERMS:** Available upon request

**BER:** BER Rating: B1  
BER Number: 800633422  
EPI: 121.1 kWh/m./yr

**RATES:** Commercial Rates payable to Fingal County Council

**OTHER OUTGOINGS:** Available upon request

Join leading occupiers including:



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