

**FOR SALE  
TO LET**

# “Osprey House”

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

High-Bay Warehouse with Offices. Approx. 5,481 sq m (58,997 sq ft) on a Site of Approx. 1.14 Hectares (2.82 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



**BER B1**



Dublin AirPort   
Logistics Park





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## 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.



# “Osprey 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 35 metres.
- 68 No. dedicated car spaces.
- 6 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:

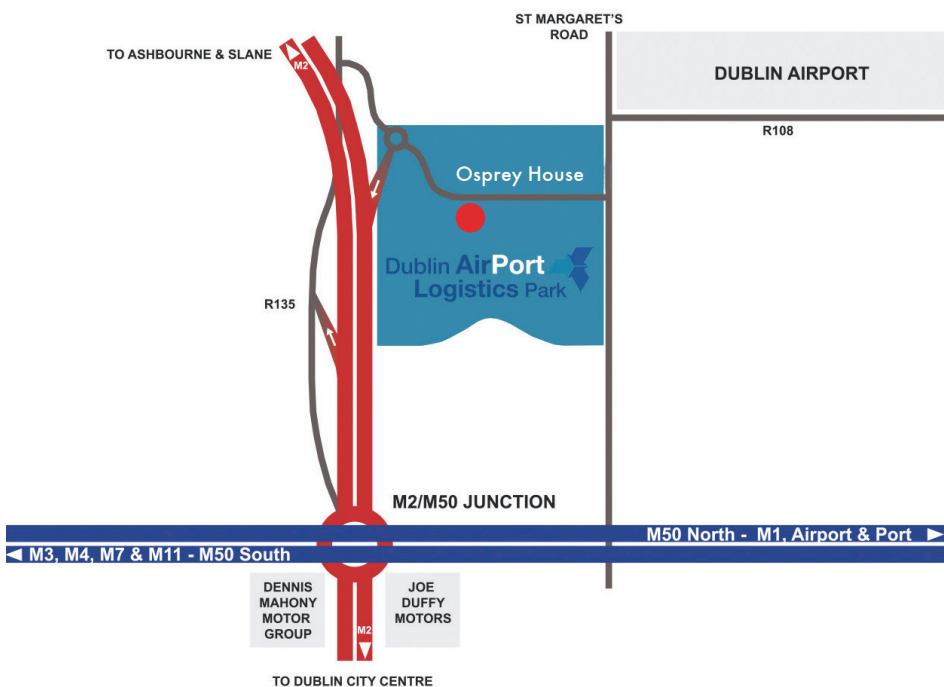
	sq m	sq ft
Warehouse	4,941	53,184
Offices	540	5,813
<b>Total</b>	<b>5,481</b>	<b>58,997</b>

Site area of approx. 1.14 Hectares (2.82 Acres)





# Dublin Airport Logistics Park



**TERMS:** Available upon request

**TARGETED BER:** B1

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

**OTHER OUTGOINGS:** Available upon request

Join leading occupiers including:



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