

**Dublin AirPort  
Logistics Park**  
St. Margaret's Road, Co. Dublin.

A development by  
**ROHAN**



**CARDINAL  
HOUSE**



## FOR SALE | TO LET

High-Bay Warehouse  
with Offices

Approx. 6,393 sq. m.  
(68,815 sq. ft.)

Site of Approx 1.5 Hectares  
(3.67 acres)

- ➔ High Profile Unit With Generous Dedicated Yard Area
- ➔ Access Controlled And Secure Business Park Environment
- ➔ Direct access to the M2
- ➔ Only Minutes From Airport, Port Tunnel, M50 And M1 Motorways
- ➔ Average yard depth of approx. 50 metres

[www.dublinairportlogisticspark.com](http://www.dublinairportlogisticspark.com)  
[www.rohanholdings.ie](http://www.rohanholdings.ie)





# Dublin AirPort Logistics Park

St. Margaret's Road, Co. Dublin.

## CARDINAL HOUSE

### 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 has direct access to 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
- ➔ has 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.







## SPECIFICATIONS/FEATURES

### GENERAL

- ➔ LEED Silver targeted and LEED Gold for tenant fit out facilitated.
- ➔ 12 metre internal height.
- ➔ Steel portal frame construction.
- ➔ Extensive secure service yard and car parking.
- ➔ 7 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.
- ➔ LED lighting.
- ➔ Electrical distribution centre designed for three phase electrical supply and CT metering.
- ➔ High quality actively managed estate.

### OFFICES

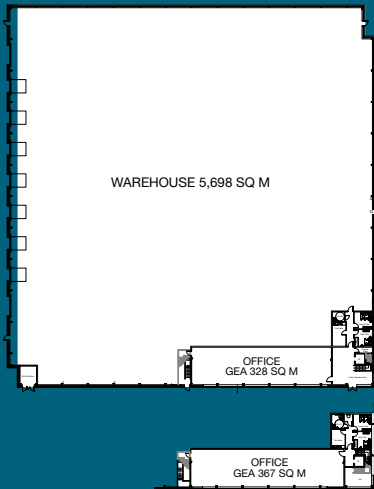
- ➔ Feature reception area.
- ➔ Open plan design suitable for compartmentation.
- ➔ VRF air conditioning.
- ➔ Suspended acoustic tiled ceilings with recessed LED lighting.
- ➔ Painted and plastered walls.
- ➔ Fully fitted toilets and tea station facilities.
- ➔ Perimeter skirting trunking.
- ➔ Fully bonded heavy contact carpet.

## ACCOMMODATION

### APPROXIMATE GROSS EXTERNAL FLOOR AREAS

Cardinal House	Sq M	Sq Ft
Warehouse	5,698	61,333
Offices	695	7,482
<b>Total</b>	<b>6,393</b>	<b>68,815</b>

Site area of approx 1.5 Hectares (3.67 acres)



# Dublin AirPort Logistics Park

St. Margaret's Road, Co. Dublin.



## JOIN LEADING OCCUPIERS INCLUDING:



**Harvey Norman**

**HOLLAND & BARRETT**



**Gate Gourmet**



**Flanagan Fittings**



**onata**

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This project is registered with the certification goal of LEED Silver®. LEED (Leadership in Energy and Environmental Design) is a voluntary rating system to certify sustainable buildings and neighbourhoods.



Rohan Holdings is a proud member of the Irish Green Building Council. The IGBC is a non-profit organisation, launched in 2011 with member organisations and businesses from the entire value chain of the built environment. All are united in one common goal to accelerate the transformation of the built environment, related industry and supply chain to one that is sustainable through leadership, research, education and providing policy input to local and national government.

For more information, visit [www.igbc.ie](http://www.igbc.ie)



## TERMS

Available upon request.

## TARGETED BER



## RATES

Commercial Rates payable to Fingal County Council.

## OTHER

**OUTGOINGS**  
Available upon request.

## CONTACT



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