



AND SULTER DE

CRANE HOUSE



www.dublinairportlogisticspark.com www.rohanholdings.ie





St. Margaret's Road, Co. Dublin.

CRANE HOUSE

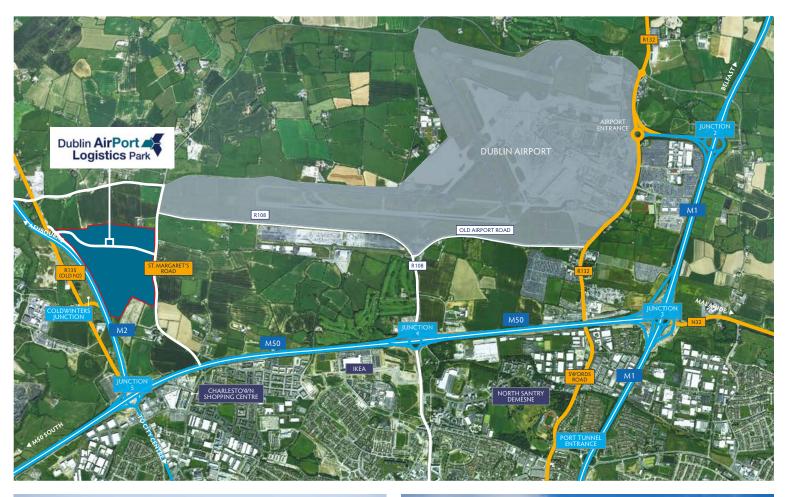
LOCATION

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.

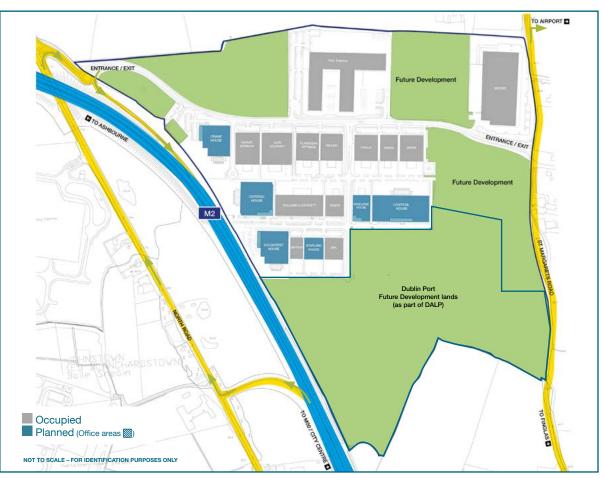
DUBLIN AIRPORT LOGISTICS PARK

- ⇒ 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

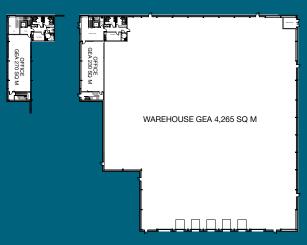
- ⇒ LEED Silver targeted and LEED Gold for tenant fit out facilitated.
- \bigcirc 12 metre internal height.
- \bigcirc Steel portal frame construction.
- \bigcirc Extensive secure service yard and car parking.
- → 5 dock levellers with tailgate loading.
- \bigcirc 2 roller shutter doors.
- → Min. 60 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.
- \bigcirc High quality actively managed estate.

ACCOMMODATION

APPROXIMATE GROSS EXTERNAL FLOOR AREAS

Crane House	Sq M	Sq Ft
Warehouse	4,265	45,904
Offices	500	5,384
Total	4,765	51,288

Site area of approx. 1.64 Hectares (4.04 acres)



OFFICES

- \bigcirc Feature reception area.
- Open plan design suitable for compartmentation.
- → Gas fired heating.
- Suspended acoustic tiled ceilings with recessed LED lighting.
- \bigcirc Painted and plastered walls.
- → Fully fitted toilets and tea station facilities.
- \bigcirc Perimeter skirting trunking.
- ⇒ Fully bonded heavy contact carpet.



St. Margaret's Road, Co. Dublin.



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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.





For more information, visit www.igbc.ie

TERMS Available upon request.



Commercial Rates payable to Fingal County Council.

RATES

Rates **OU** ngal Ava

OUTGOINGS Available upon request.

OTHER

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