

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

A development by
ROHAN 



CONTRAIL HOUSE



BER A3

* subject to final planning grant

Indicative image

FOR SALE | TO LET

High-Bay Warehouse
with Offices

Approx. 6,422 sq m
(69,120 sq ft)

Site of Approx. 1.4
Hectares (3.4 Acres)

- ➔ Access Controlled And Secure Business Park Environment
- ➔ Direct access to the M2
- ➔ Only Minutes From Airport, Port Tunnel, M50 And M1 Motorways
- ➔ Unit subject to planning; design can be amended to suit requirements
- ➔ Generous dedicated private yard

Dublin AirPort Logistics Park

St. Margaret's Road, Co. Dublin.

CONTRAIL HOUSE

LOCATION

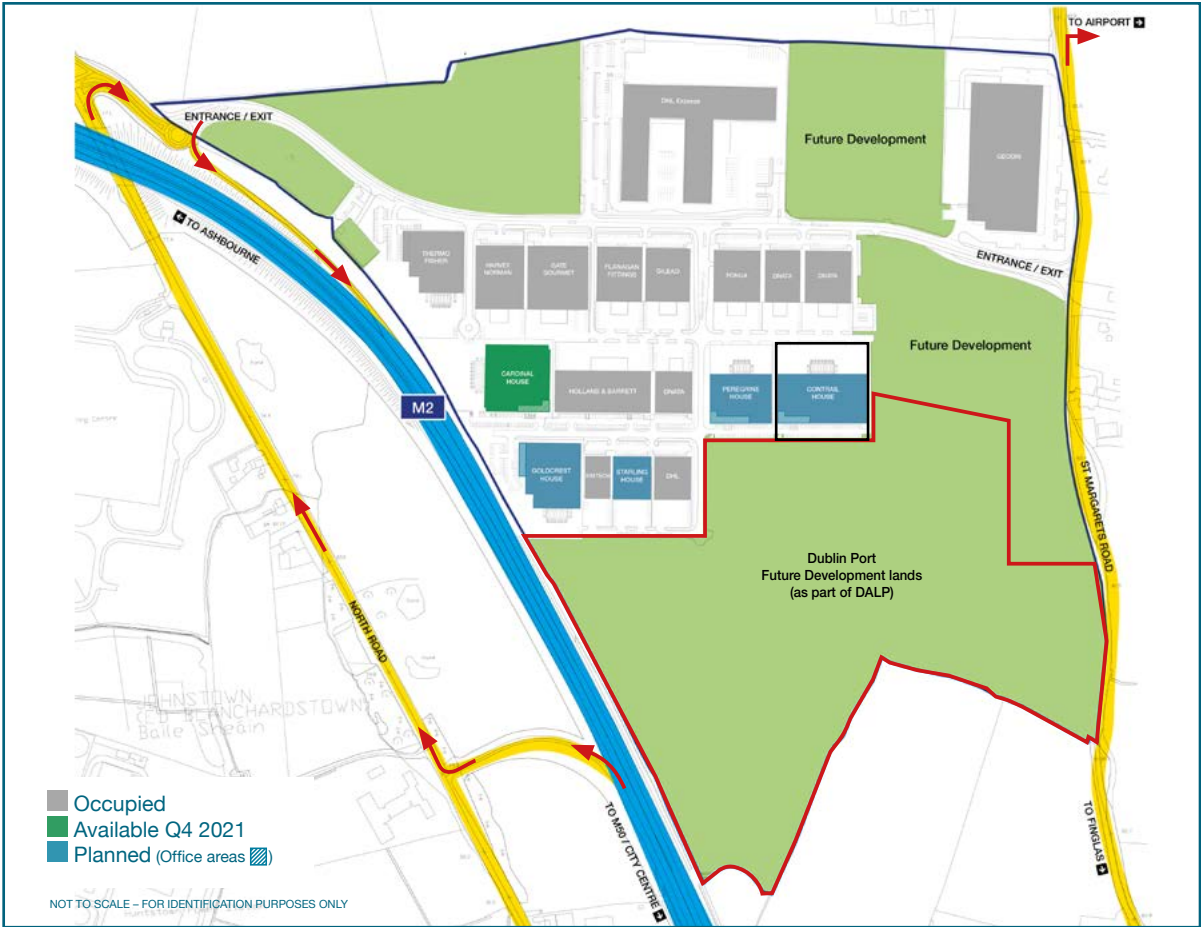
Dublin AirPort Logistics Park is Ireland's definitive logistics and distribution park and is strategically located just minutes from the M50/M2 junction, the Airport and the Port Tunnel.

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
- ⌚ Min. 12 metre internal height (can be higher).
- ⌚ Steel portal frame construction.
- ⌚ Extensive secure service yard and car parking.
- ⌚ Min. 7 dock levellers with tailgate loading.
- ⌚ Min. 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

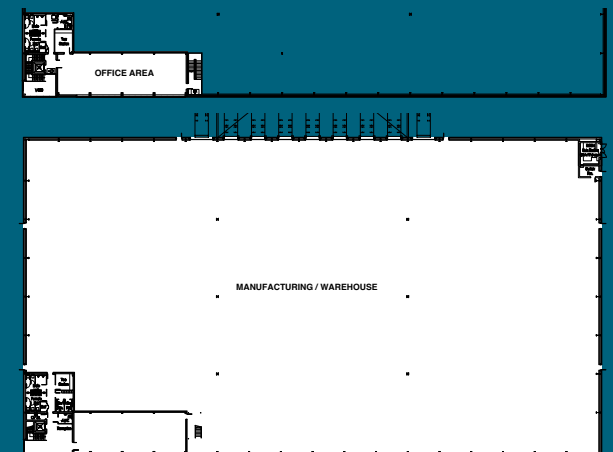
- ⌚ Feature reception area.
- ⌚ Open plan design suitable for compartmentation.
- ⌚ VRF air conditioning.
- ⌚ Suspended acoustic tiled ceilings with recessed LED lighting.
- ⌚ Painted and plastered walls.
- ⌚ Fully fitted toilets and tea station facilities.
- ⌚ Perimeter skirting trunking.
- ⌚ Fully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

ACCOMMODATION

APPROXIMATE GROSS EXTERNAL FLOOR AREAS

Contrail House	Sq M	Sq Ft
Warehouse	5,875	63,232
Offices	547	5,888
Total	6,422	69,120

Site area of approx. 1.4 Hectares (3.4 Acres)



Dublin AirPort Logistics Park

St. Margaret's Road, Co. Dublin.

CONTRAIL HOUSE



JOIN LEADING OCCUPIERS INCLUDING:



Harvey Norman

HOLLAND & BARRETT



Gategourmet



Flanagan Fittings



onata

www.rohanholdings.ie

TERMS

Available upon request.

TARGETED BER



RATES

Commercial Rates payable to Fingal County Council.

OTHER

OUTGOINGS
Available upon request.

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