

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

A development by
ROHAN



**CARDINAL
HOUSE**



BER A3

Indicative image

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

Dublin AirPort Logistics Park

St. Margaret's Road, Co. Dublin.

CARDINAL HOUSE

LOCATION

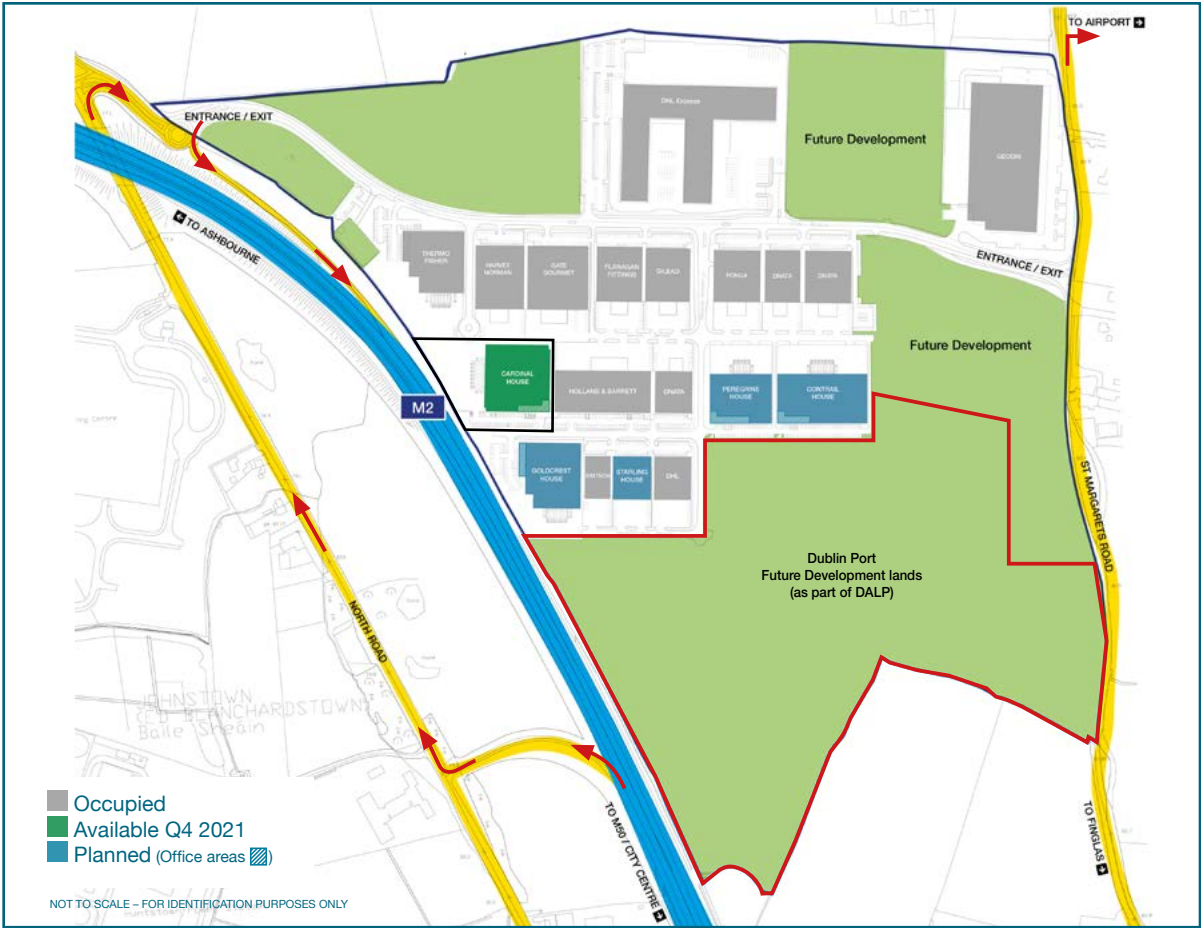
Dublin AirPort Logistics Park is Ireland's definitive logistics and distribution park and is strategically located just minutes from the M50/M2 junction, the Airport and the Port Tunnel.

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

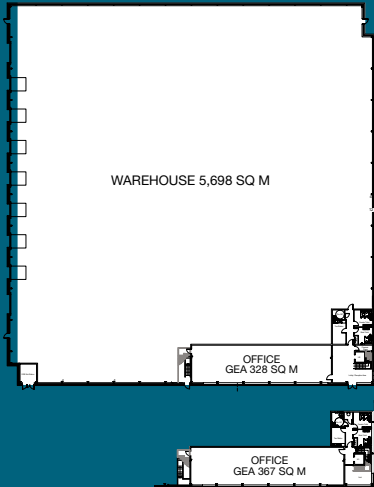
- ➔ Feature reception area.
- ➔ Open plan design suitable for compartmentation.
- ➔ VRF air conditioning.
- ➔ Suspended acoustic tiled ceilings with recessed LED lighting.
- ➔ Painted and plastered walls.
- ➔ Fully fitted toilets and tea station facilities.
- ➔ Perimeter skirting trunking.
- ➔ Fully 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
Total	6,393	68,815

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

www.rohanholdings.ie



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



TERMS

Available upon request.

TARGETED BER



RATES

Commercial Rates payable to Fingal County Council.

OTHER

OUTGOINGS
Available upon request.

CONTACT



33 Molesworth Street,
Dublin 2,
Ireland.
www.savills.ie

+353 (0)1 618 1300
info@savills.ie

Contact:

PETER LEVINS
peter.levins@savills.ie



4th Floor, Block 2,
Harcourt Centre, Harcourt Street,
Dublin 2, Ireland.
www.rohanholdings.ie

+353 (0)1 662 4455
info@rohanholdings.ie

Contact:

JOHN CASEY
jcasey@rohanholdings.ie

Savills PSRA Licence No. 002223 | Rohan PSRA Licence No.003550

Savills Ireland and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/Lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction. This brochure is issued by Savills Ireland on the understanding that any negotiations relating to the property are conducted through it. All maps produced by permission of the Ordnance Survey Ireland Licence No AU 001799 © Government of Ireland. (7633 AD)