



**SOUTH WEST  
BUSINESS PARK**  
Cheeverstown, Citywest, Dublin 24

A development by  
**ROHAN** 



# UNIT 2A



Indicative image

## FOR SALE | TO LET

High-Bay Warehouse  
with Offices

Approx. 1,864 sq m  
(20,064 sq ft)

Site of Approx. 0.5  
Hectares (1.21 acres)

- ➔ High Profile Unit With Dedicated Yard Area
- ➔ Access Controlled And Secure Business Park Environment
- ➔ Established Business Location Immediately Adjoining the LUAS Cheeverstown Stop
- ➔ Only Minutes From M7 and M50
- ➔ Dedicated parking and bicycle facilities



# SOUTH WEST BUSINESS PARK

Cheeverstown, Citywest, Dublin 24

## UNIT 2A

### LOCATION

RAPID access to the M7 and the M50 Motorways.

EXCELLENT access for staff via public transport infrastructure such as the LUAS, Dublin Bus and proximity to arterial routes to and from Dublin city.

IMMEDIATE access to the nearby workforce and generous local amenities, such as shopping centres, hotels, leisure facilities, hospitals, post office, etc.

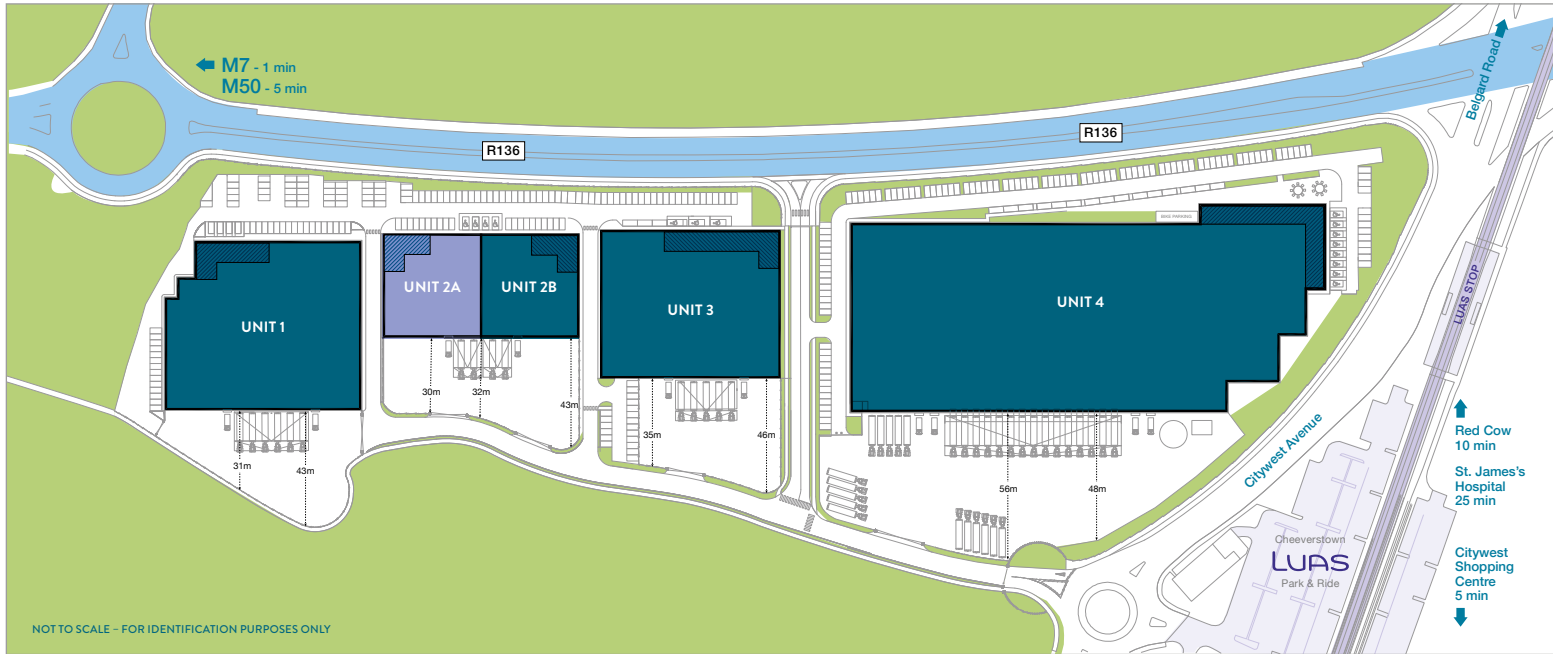
ESTABLISHED business location for quality warehouse/office operations adjacent to Citywest Business Campus and Magna Business Park.

### SOUTH WEST BUSINESS PARK

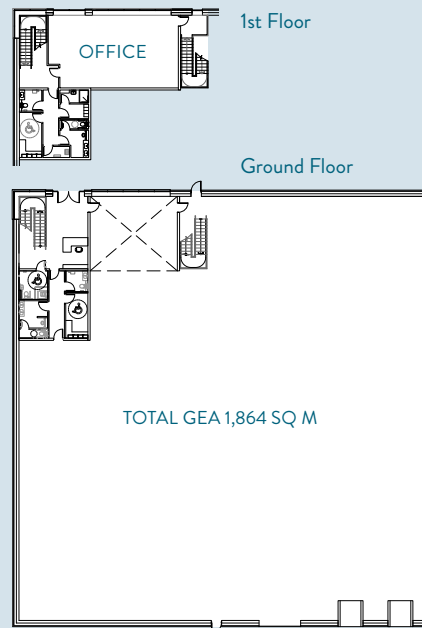
- Dublin's only new build logistics park with adjoining Luas Stop.
- Best in class warehouse units with air conditioned offices and LEED Silver sustainability credentials.
- Each unit offers dedicated car parking and secure yards.







## FLOOR PLANS



## SPECIFICATIONS/FEATURES

### GENERAL

- ⊕ LEED Silver targeted and LEED Gold for tenant fit out facilitated.
- ⊕ 12 metre clear internal height.
- ⊕ Steel portal frame construction.
- ⊕ Extensive secure service yard and car parking.
- ⊕ 2 dock levellers with tailgate loading.
- ⊕ 1 roller shutter door.
- ⊕ Min. 60 kn./m2. (1,250 lbs./sq.ft.) floor loading.
- ⊕ 2.4 metre high wall to inside of external cladding wall.
- ⊕ LED lighting.
- ⊕ Electric vehicle (EV) charging.
- ⊕ 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.
- ⊕ Shower facilities.
- ⊕ 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

Unit 2A	Sq M	Sq Ft
Warehouse	1,586	17,072
Offices	278	2,992
<b>Total</b>	<b>1,864</b>	<b>20,064</b>

Site area of approx. 0.5 Hectares (1.21 acres)



# SOUTH WEST BUSINESS PARK



## OUR CLIENTS INCLUDE:



[www.rohanholdings.ie](http://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](http://www.igbc.ie)



## TERMS

Available upon request.

## TARGETED BER



## RATES

Commercial Rates payable to Fingal County Council.

## OTHER

**OUTGOINGS**  
Available upon request.

## CONTACT



St. Stephen's Green House,  
Earlsfort Terrace,  
Dublin 2.

CATHAL DAUGHTON  
T 01 6382737  
M 087 6899907  
E [cdaughton@lisney.com](mailto:cdaughton@lisney.com)

JAMES KEARNEY  
T 01 6382700  
M 085 7380566  
E [jkearney@lisney.com](mailto:jkearney@lisney.com)



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

JOHN CASEY  
T 01 6624455  
M 086 7967072  
E [jcasey@rohanholdings.ie](mailto:jcasey@rohanholdings.ie)

JAMIE ROHAN  
T 01 6624455  
E [jrohan@rohanholdings.ie](mailto:jrohan@rohanholdings.ie)

PSRA Licence No.: Lisney 001848 | Rohan PSRA Licence No.003550

Lisney for themselves and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agent or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Lisney nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction. (8112 AD)