



NORTH City BUSINESS PARK

North Road, Dublin 11

A development by **ROHAN** 

EXECUTIVE SUMMARY

North City Business Park is a prime estate fronting the M50 motorway in one of Dublin's most accessible and commercial locations. In addition to strong transport links, the park benefits from rapid motorway access to all of the main arterial routes to and from the City Centre, the Port Tunnel and Dublin Airport.



Over 25 acres of prime undeveloped land that can accommodate units from 10,000 – 150,000 sq.ft.



A prime location offering extensive visibility and frontage of over 200 metres directly onto the M50 Motorway.



Conveniently positioned within 15 minutes drive time from Dublin City Centre and 10 minutes drive time from Dublin Airport and the Port Tunnel.



Excellent local amenities with numerous hotels, restaurants, shops and cafés only a short distance away.



Established business location with BWG Foods, Parcel Motel, Hilti, Würth, Harvey Norman, U Store It and Joe Duffy Motors all located in the immediate vicinity.



All new buildings are registered under the LEED® green building program





Dublin Airport

Port Tunnel

Dublin AirPort
Logistics Park

M50

IKEA

Junction 4

M2 / Ashbourne

Junction 5

Charlestown Shopping Centre

Finglas

North Road

To City Centre

Northern Cross
Business Park

Entrance Road

North Park
Business Park

M50


NORTH City
BUSINESS PARK

A8A

A8B

A9

STRATEGIC LOCATION



Drivetimes

Route	Drive time from North City Business Park
M50 (Junction 5)	2 min
M50 (Junction 3) / M1	5 mins
M50 (Junction 6) / M3	5 mins
Dublin Airport	7 mins
M50 (Junction 7) / M4	10 mins
Dublin Port Tunnel	10 mins
M50 (Junction 9) / M7	13 mins
Dublin City Centre	15 mins
M50 (Junction 10) Ballymount	15 mins
M50 (Junction 11) / Tallaght	18 mins



A WEALTH OF AMENITIES

RESTAURANTS & SHOPS

1 KFC Fast Food Restaurant (3 mins)	4 Aldi Supermarket (6 mins)	7 Clearwater Shopping Centre (9 mins)	10 IKEA (9 mins)
2 McDonalds Fast Food Restaurant (3 mins)	5 Lidl Supermarket (8 mins)	8 Post Office (10 mins)	11 Decathlon (9 mins)
3 Charlestown Shopping Centre (3 mins)	6 Topaz Service Station (5 mins)	9 Costa Coffee (8 mins)	12 SuperValu Finglas (8 mins)



HOTELS & LEISURE

1 Awesome Walls Climbing Gym (2 mins)	4 SBG Gym Charlestown (3 mins)	7 Radisson Blu Hotel (7 mins)	10 Crowne Plaza (7 mins)
2 Odeon Cinema (3 mins)	5 Joe Dunne Fitness (3 mins)	8 Maldron Hotel (7 mins)	11 Sports & Fitness Ballymun (7 mins)
3 Leisureplex Entertainment (3 mins)	6 Silloge Park Golf Club (5 mins)	9 Carlton Hotel (7 mins)	12 National Botanic Gardens (10 mins)

CONNECTIVITY

- With bus stops at the entrance to North City Business Park, there is a regular bus service to and from the airport and the city centre.
- BusConnects is the National Transport Authority's programme to greatly improve bus services across the Dublin region. The first phase of the new bus network will be implemented in 2021. As part of this new network, North City Business Park will be serviced by numerous new routes on the N1 and at Charlestown Shopping Centre which will transport passengers to and from the airport and city centre every 20 - 25 minutes.



ABOUT THE PARK



OVERVIEW



North City Business Park is a high-quality business park located within 10-15 minutes drivetime of Dublin City Centre, the M50 / M2 Motorways, Dublin Airport and the Port Tunnel.



Planning permission in place for units up to 45,000 sq.ft that can be delivered in 7 – 9 months.



Over 200 metres of profile onto the M50 motorway.



Excellent access to public transport via Dublin Bus corridor on the North Road.



Established business location neighbouring both Northern Cross & North Park Business Parks.



Industrial facilities can be provided for sale or to let to suit occupiers' specifications.

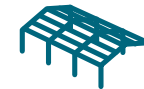


Approx 25 acres of undeveloped land to accommodate clients' design and build requirements.

CLASS LEADING SPECIFICATIONS



Clear internal heights from 12 metres.



Steel portal frame construction built to the highest standard.



Generous secure service yards and ample car parking.



Generous loading provision via multiple dock levellers and automated roller shutter doors.



Modern open plan office accommodation.



Broad spectrum of sustainable principals to improve the energy efficiency of buildings.



Private, well managed and expertly landscaped business environment.

A LEADER IN THE DEVELOPMENT AND MANAGEMENT OF HIGH-QUALITY FACILITIES AND BUSINESS PARKS

The Rohan group of companies provides three primary business offerings, as follows:

ROHAN Holdings Limited

Rohan is one of Ireland's longest standing private property investment and development companies.

With over 40 years' experience in land acquisition, design, planning, construction and occupier fit out, we have a proven track record of delivering projects on time, within budget and to our clients' satisfaction.

We, as property owners, managers and developers, are primarily focused on the acquisition and development of prime commercial space and excel in the creation of high-quality, actively managed

business environments that create and sustain investment value.

Rohan's ability to deliver quality environments is most evident in our projects, and we are very proud to count amongst our clients many leading local and global businesses.

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ROHAN Project Management

R.P.M. has extensive experience and expertise in developing office, industrial, warehouse and logistics facilities. Our focus is to use our knowledge and professionalism to deliver savings and certainty to clients' projects.

R.P.M. can manage a client's project from Concept Phase right through to completion of the Fit-Out Phase. Alternatively, we can manage a single phase of the project. Accordingly, depending on the nature of the project, services available from R.P.M. during the Project Lifecycle can include any or all of the following:

- Project Start-up / feasibility and team selection.
- Design team coordination / liaison with statutory bodies / procurement and tendering.
- Project Management throughout construction phase / cost control and reporting.
- P.C. process including handover / snagging / compliance.
- Management of fit-out and occupation.

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ROHAN Estate Management

R.E.M. is a specialist property company focused on the management of business parks and industrial estates. We maintain the developments we manage to the very highest standards and thereby maximise tenant satisfaction and asset appreciation while achieving value for money in the provision of services.

It is a combination of over 40 years' experience, proven professionalism, our commitment to innovation and value for money, together with the special understanding that comes from being Property Owners, Managers and Developers that makes Rohan the ideal property partner.

We actively manage business parks through:

- Financial reporting and day-to-day management.
- Budget preparation and service charge control.
- Maintenance planning and contractor management.
- Routine inspections.
- Collection of rent, service charges and insurance.
- Tenant liaison.
- Lease management.
- Landlord and Tenant advice.
- Lease negotiations/renewals and rent reviews.

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We are proud to count amongst our clients many leading operators, including the following:



Harvey Norman

biotechne

Aer Lingus

GILEAD



Gate Gourmet



onata



New projects are registered under the LEED® green building program. 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



NORTH City BUSINESS PARK

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