

FOR SALE / TO LET

KITE HOUSE

Flagship logistics building of approx. 5,574 sq. m. (60,000 sq. ft)

Dublin AirPort 
Logistics Park

St. Margaret's Road, Co. Dublin.

AVAILABLE 2027



Similar unit by developer.



www.rohanholdings.ie

A development by

ROHAN 

 **CUSHMAN & WAKEFIELD**

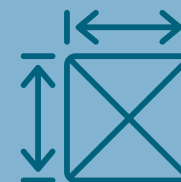
KEY HIGHLIGHTS



High-Bay Warehouse
with Offices



Approx. 5,574 sq. m.
(60,000 sq. ft.)



Site of Approx.
1.51 hectares (3.73 acres)



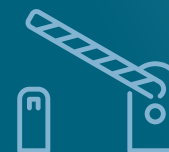
High Profile Unit fronting
the M2 Motorway



Within 250m of
airport campus



Market leading sustainability
features including LEED Gold



Access controlled and secure
business park environment



Only minutes from Airport, Port
Tunnel, M50 And M1 Motorways



Join leading
occupiers



Extensive secure yard with
truck / trailer parking capacity



Available
2027

KITE 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, Dublin 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, and



is 10 minutes from the Port Tunnel entrance.

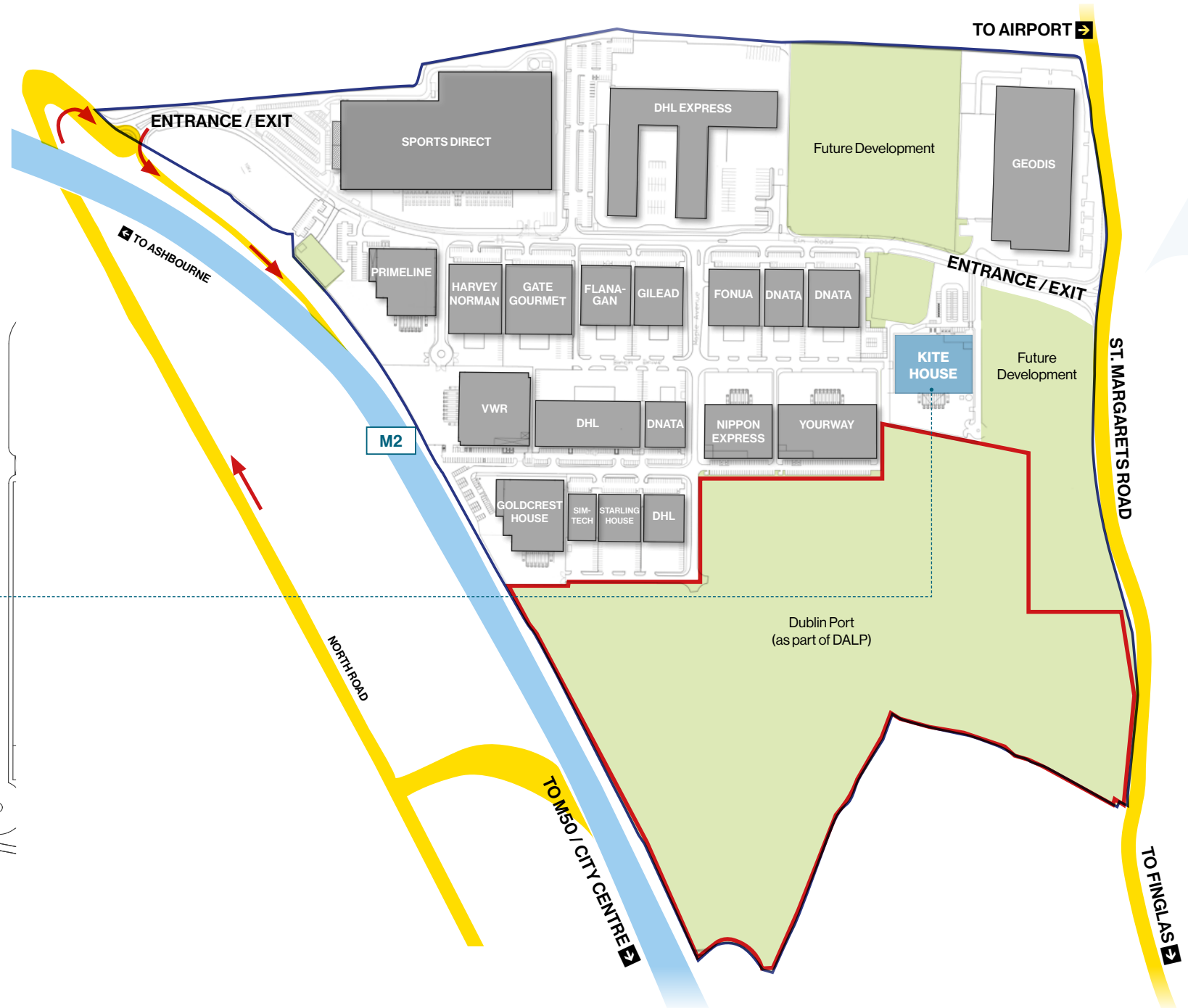
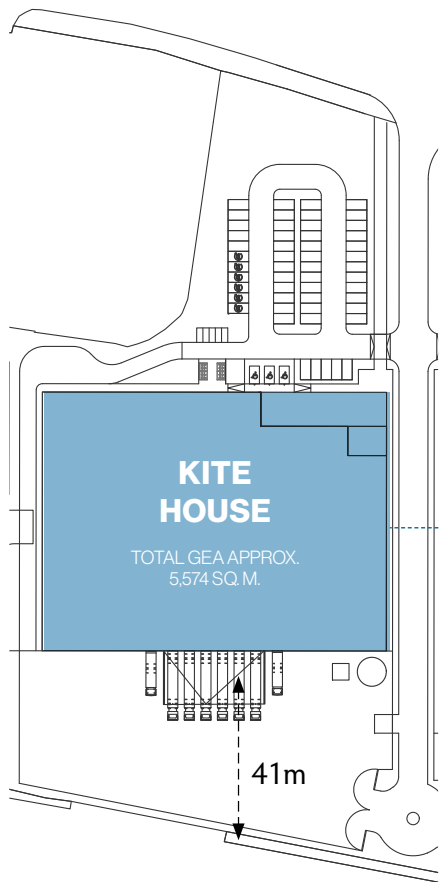
Environment & sustainability

With a focus on sustainability being a key driver for Rohan as a developer and long term investor, this property is targeting LEED Gold sustainability accreditation in addition to BER A and EU Taxonomy Compliance. The planned specification of the property includes:



- Electric vehicle charging.
- Rainwater harvesting.
- LED lighting.
- Low flow WCs.
- Heat pumps.
- PV power generation.
- Energy usage monitoring.

THE PARK OCCUPIERS

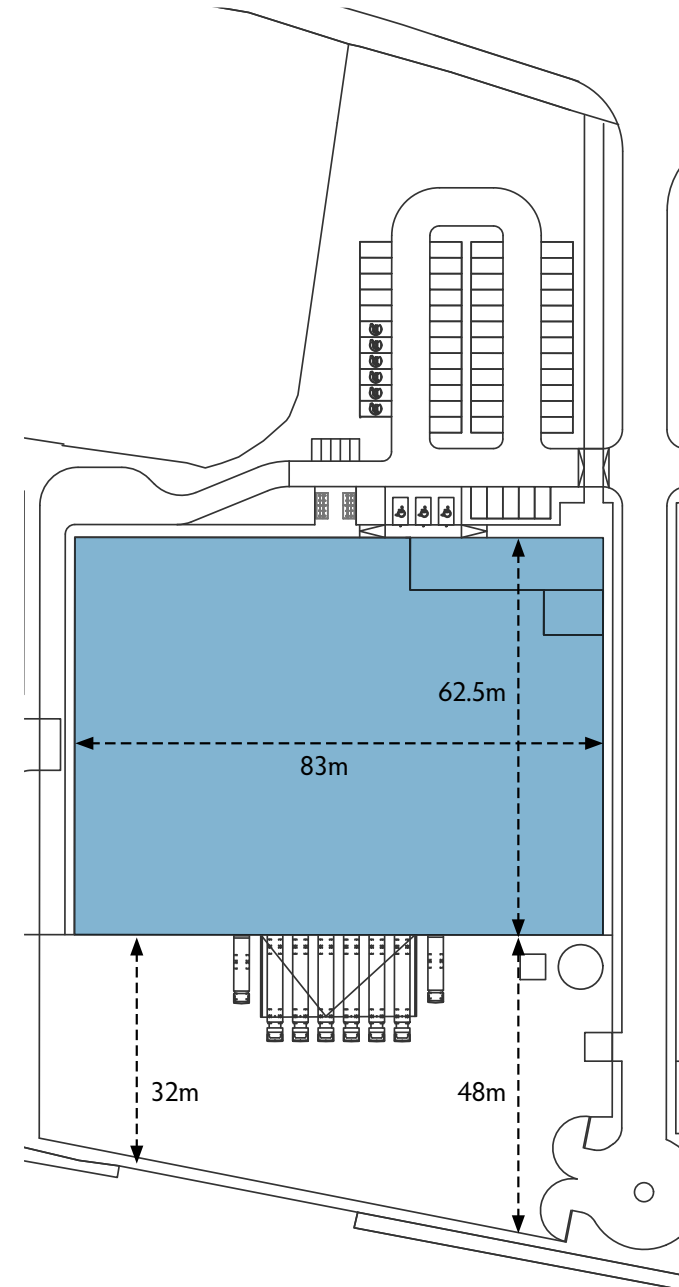


ACCOMMODATION

Approximate gross external floor areas

Kite House	Sq M	Sq Ft
Warehouse	5,017	54,000
Offices	557	6,000
Total	5,574	60,000

Site area of approx. 1.51 hectares (3.73 acres)



SPECIFICATIONS | FEATURES

(In addition to features outlined on Page 2 and 3)

GENERAL

- Steel portal frame construction.
- Extensive secure service yard with an average depth of approx. 40m.
- 6 dock levellers with tailgate loading.
- 2 roller shutter doors.
- Min. 60 kn./m². (1,250 lbs./sq.ft.) floor loading with FM2 grade finish.
- 2.4 metre high wall to inside of external cladding wall.
- Dedicated car, motor cycle and bicycle parking.
- EV charging points.
- LED lighting.
- Electrical distribution centre designed for three phase electrical supply and CT metering.
- High quality actively managed estate.



Similar Unit



Similar Unit

OFFICES | AMENITIES

- Feature reception area.
- Open plan design suitable for compartmentation.
- Raised access floors.
- Tea stations, showers and staff changing facilities.
- VRF air conditioning.
- Suspended acoustic tiled ceilings with recessed LED lighting.
- Painted and plastered walls.
- Fully fitted toilets.
- Perimeter skirting trunking.
- Fully bonded heavy contact carpet.

JOIN LEADING OCCUPIERS INCLUDING:



Harvey Norman



This project is registered with the certification goal of LEED Gold. 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.

RATES

Commercial Rates payable to Fingal County Council.

TARGETED BER

BER A

OUTGOINGS

Available upon request.

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