

# For Sale/To Let

## KINGFISHER HOUSE DUBLIN AIRPORT LOGISTICS PARK St. Margaret's Road, Dublin



### High Bay Warehouse with Offices in a Prime Park with Direct Access to the N2

- 1,493 x 2 OR 2,986 sq. m.
- Generous Yard Areas
- 12 m Clear Internal Height
- Dock and Grade Loading Access
- Significant Stamp Duty Savings Available to Early Purchasers

# KINGFISHER HOUSE

## DUBLIN AIRPORT LOGISTICS PARK

St. Margaret's Road, Dublin

### LOCATION

Dublin AirPort Logistics Park is Ireland's definitive logistics and distribution park and is strategically located just minutes from the M50 / N2 junction, the airport and the Port Tunnel. The park is accessed immediately from the N2 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 a dedicated private access directly onto the N2
- ... is 800 metres from the M50 (via the N2)
- ... has unrivalled profile onto the N2
- ... is 2 km from the Port Tunnel entrance

### ACCOMMODATION SCHEDULE

Approximate gross external floor area:

	Sq. M.
Warehouse (Incl. Future Office Space Provision)	1,207
Offices	286
TOTAL	1,493
COMBINED	
Warehouse (Incl. Future Office Space Provision)	2,414
Offices	572
TOTAL	2,986

Site area approx. 0.28 ha (0.7 acres) x 2 or 0.57 ha (1.4 acres)

### SPECIFICATION / FEATURES

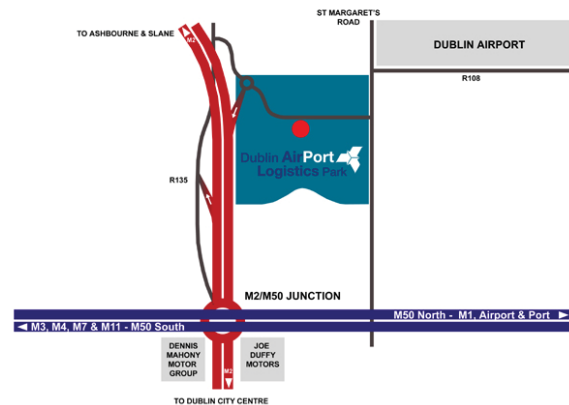
#### General

- Steel portal frame construction
- 12 m clear internal height
- Extensive secure service yard and car parking
- 1 dock leveller with tailgate loading (or 2 for the combined unit)
- 1 roller shutter door (or 2 for the combined unit)
- Min. 60kn / sq. m. (1000lbs / sq. ft.) floor loading
- 2.4 metre high wall to inside of external cladding wall
- Twin tube batten type fluorescent lighting
- Electrical distribution centre designed for three phase electrical supply and CT metering
- High quality actively managed estate

#### Office

- Feature reception area
- Open plan design suitable for compartmentation
- Gas fired heating
- Suspended acoustic tiled ceilings with recessed fluorescent lights
- Painted and plastered walls
- Fully fitted toilet and tea station facilities
- Perimeter skirting trunking
- Fully bonded heavy contact carpet to offices, reception and main stairs

### LOCATION MAP



6/7 Greenmount House  
Harold's Cross  
Dublin 6w

T: +353 1 4532755  
F: +353 1 4541838

E: [info@william-harvey.ie](mailto:info@william-harvey.ie)  
W: [www.industrialproperty.ie](http://www.industrialproperty.ie)



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