

Dublin Airport

Business Park

a redleaf development

Redleaf Property Limited

Unit G1

The Steelworks

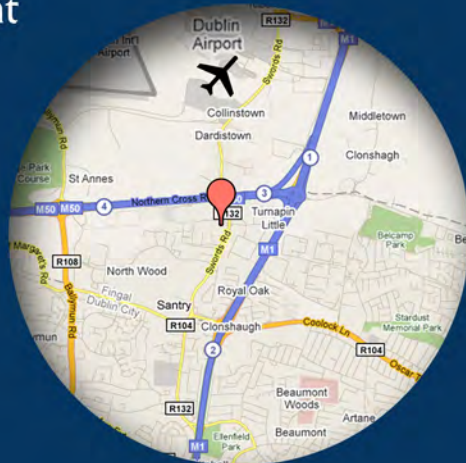
Foley Street

Dublin 1

Phone: +353 (1) 8198311

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TO LET Own Door Offices From €10k/year

AVAILABLE FROM NOVEMBER 2010

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Description

Dublin Airport Business Park is a high profile development and consists of 40,000 sq.ft of high quality office space situated on the Old Airport Road with a 140m of road frontage. Office suites from 500 – 20,000 sq.ft are available for lease at very competitive rates. This landscaped business park consists of 4 blocks and includes ample car parking, bicycle shelters and an on-site coffee shop. All office suites are self-contained and comprise of open plan area, WC & tea station. The units are air-conditioned, data-cabled and fully carpeted throughout. All own-door suites have either dual or triple aspect whilst still achieving a very good energy rating.

Location

Dublin Airport Business Park is situated 10kms north of Dublin's City Centre and is only 5 minutes from Dublin Airport's "Check-In" desks. Located in the Metro North Economic Corridor, there is excellent road infrastructure and the business park is less than 5 minutes to the M1, M50 & Port Tunnel. In addition, the area is serviced by numerous bus routes and the planned Metropark is within walking distance.



5 Minutes to Dublin Airport's Check-In Desks

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Features:

- Excellent Address (particularly for Airport / Tourism / Related Businesses)
- Flexible Lease Terms
- Office Suites From 500 Sq.Ft
- All Offices are Fully-Fitted with WC & Tea Station
- Air-Conditioning & Data Cabling
- High-Spec Glazing & Stone Cladding
- Excellent Energy Rating
- Bicycle Shelters
- Ample Car Parking
- Coffee Shop On-Site
- Landscaped Business Park

Local Amenities:

- Sportslink Leisure Centre
- Alsa Leisure Centre
- Morton Athletic Stadium
- Swords Pavillions & Omni Shopping Centres
- Hotels Including Crowne Plaza, Radisson SAS, Hilton, Bewleys, Premier & Days Inns
- Walking Distance of Proposed Metropark
- QBC (Quality Bus Corridor) Services the Development



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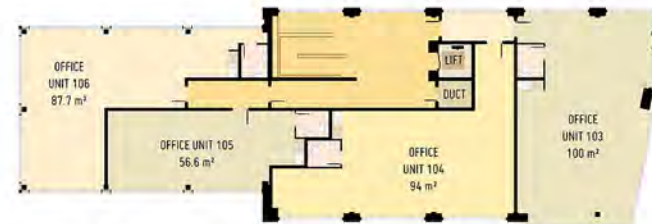
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BLOCK A - 2nd floor



BLOCK A - 1st floor

“Green” Design

Great care has been taken in the selection of the building materials for this development which are, for the most part, entirely recyclable. For instance, the stone, aluminium and glass used in the facades are all demountable and either reusable or recyclable. The Concrete structure along with the complementary steel supports, will all contribute to a re-cycling programme

The buildings at Dublin Airport Business Park have a greater level of energy efficiency than heretofore achieved in Ireland for similar building types. The factors that have contributed to this include, the high performance glazing used throughout, increased levels of insulation, the orientation of the buildings and the compact design of the building footprint. These factors along with the selection of high-efficiency environmental systems contribute to very positive and economic operating costs.

The buildings incorporate a ‘green roof’ system, which whilst providing a habitat for flora and fauna is also highly insulating and at the same time reduces the amount of stormwater run-off from the site. This, when considered along with the permeable paving and the underground water attenuation is a major factor in maintaining a sustainable programme for development reducing the impact of the development on local waterways and the municipal drainage system of this Project.

Site map and plans of Block A