

For Sale/To Let

Block 6, The Hub Logistics Park Clonee, Co. Meath



Attractive Detached High Bay Warehouse & Office Facility

- 7,776 sq. m. Sub Divisible into Two Units
- 6 Dock Levellers and 3 Grade Doors
- 13.5 m Clear Internal Height
- Energy Rating Compliant Claddings
- Stamp Duty Savings Available

Block 6, The Hub Logistics Park

Clonee, Co. Meath

LOCATION

The Hub Logistics Park is located at Clonee on the N3, 8.5 km from Junction 6 (Blanchardstown Exit) on the M50 Motorway. The journey time from The Hub Logistics Park to the M50 Motorway is approximately 7 minutes and therefore the Park affords excellent access to all arterial routes, Dublin International Airport and the Port Tunnel. The exit for Damastown Industrial Park on the N3 is 3.3 km from the Park (approx. 2 minutes drive time) and the exit for Blanchardstown Shopping Centre or the Ballycoolin Industrial Area is 6.1 km from the Park (approx. 4 minutes drive time). The Hub Logistics Park has been designed by the award winning UK based global architects, Burks Green, who specialise in designing distribution centres and creating landmark buildings. The Park is secure, landscaped and actively managed.

WAREHOUSE SPECIFICATION

- 13.5 m clear internal height
- Energy rating compliant claddings
- 10 % translucent roof lighting
- 3 phase power
- High output sodium lighting
- Dock and grade level loading doors
- Reinforced power floated sealed floors
- Block / precast concrete 2.1 m high perimeter walls for added security
- Large reinforced concrete truck marshalling area

OFFICE SPECIFICATION

- Excellent natural light
- Flexible layout design
- Suspended ceilings
- Category 2 lighting
- Electric heating
- Full fitted tea stations
- Perimeter trunking throughout
- Fully painted and carpeted

ACCOMMODATION

Measurement Application - Gross External

| UNIT 1 | Sq. M. |
|---------------|--------|
| Warehouse | 3,219 |
| Office | 678 |
| TOTAL | 3,897 |
| UNIT 2 | Sq. M. |
| Warehouse | 3,729 |
| Office | 150 |
| TOTAL | 3,879 |
| OVERALL TOTAL | 7,776 |

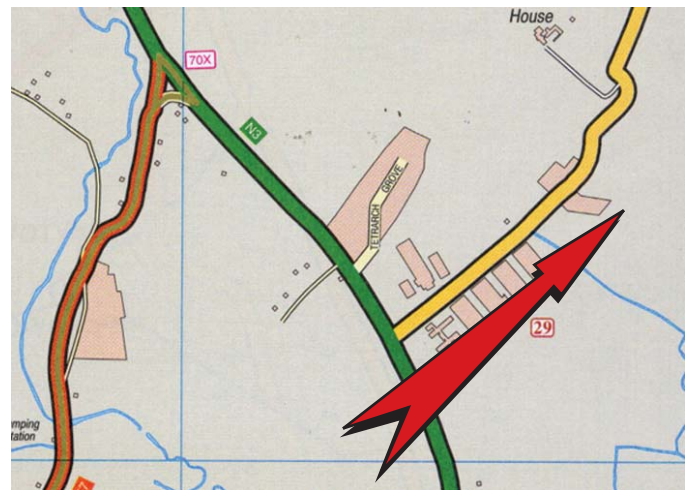
Intending purchasers / tenants are specifically advised to verify all information, including floor areas. See DISCLAIMER below.

LEASE

Available on a new long lease term on a full repairing and insuring basis.



LOCATION MAP



6/7 Greenmount House
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DISCLAIMER

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