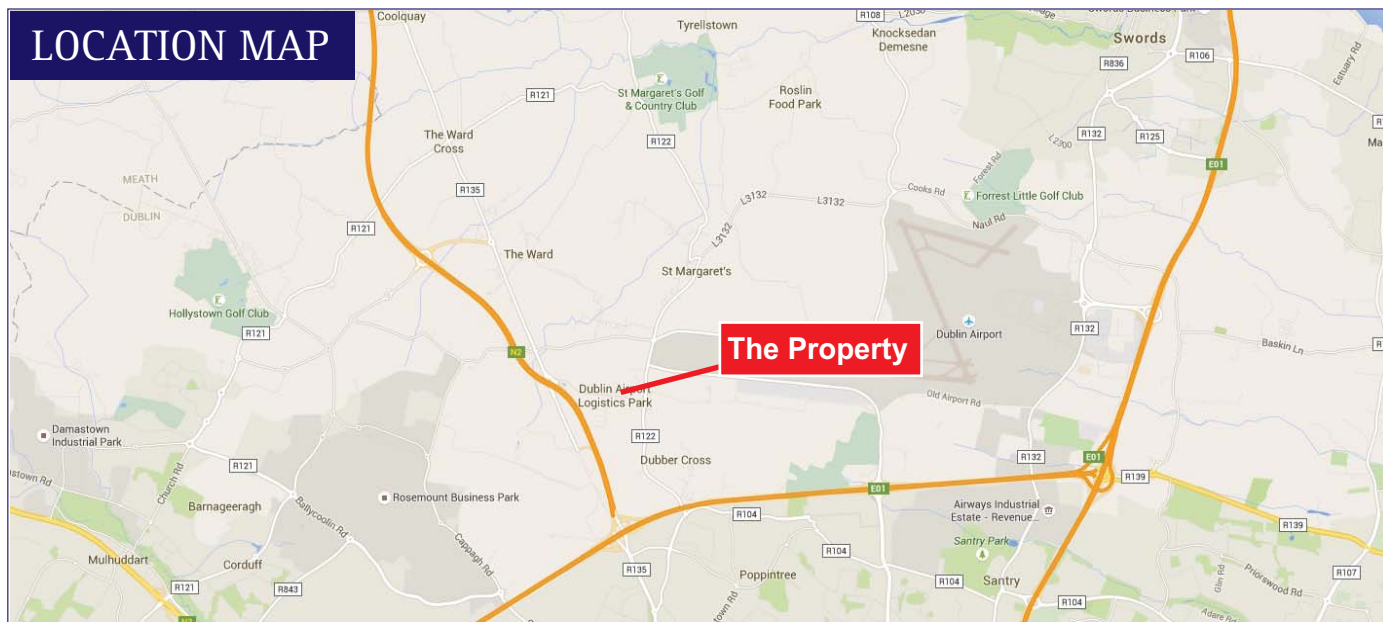


To Let

Hawk House, Dublin AirPort Logistics Park St. Margaret's Road, Dublin



Detached, High Bay Warehouse & Office Facility of 2,705 Sq. M.
with 3 No. Dock Levellers & 2 No. Roller Shutter Doors Together
with Extensive Service Yard & Car Parking



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.



SPECIFICATION & FEATURES

General

- Steel portal frame construction.
- 12 m. clear internal height.
- Extensive secure service yard and car parking.
- 3 dock levellers with tailgate loading.
- 2 roller shutter doors.
- 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.

Offices

- 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.
- Full particulars including detailed specifications and drawings are available from William Harvey & Co.
- Intending tenants are advised to check the working order of all services and apparatus as these have not been tested by us.

ACCOMMODATION

Measurement Application - Gross External

	Sq. M.
Warehouse (Incl. G.F. Future Office Space Provision)	2,061
Offices	362
2nd Floor Storage / Future Offices	282
TOTAL	2,705

All intending tenants are specifically advised to verify the floor areas and undertake their own due diligence. These are not warranted by William Harvey & Co. See DISCLAIMER.

BER DETAILS

BER: C1

BER No.: 800370041

Energy Performance Indicator: 238 kWh/m²/yr

LEASE

On application.

ANNUAL RENT

On application.



Hawk House, Dublin AirPort Logistics Park

St. Margaret's Road, Dublin



William Harvey & Co. Limited

Registered in Ireland No. 72737
6/7 Greenmount House
Harold's Cross
Dublin 6w

T: +353 1 4532755
E: info@williamharvey.ie
W: www.williamharvey.ie
PSP Licence No. 002027



DISCLAIMER

These particulars are set out as a general outline for potential purchasers / tenants and whilst every care has been taken in their preparation, they do not constitute an invitation to treat, or an offer or contract of any kind. All descriptions, floor areas, dimensions, plans, maps, computer generated images, references to condition, permissions or licences of use or occupation, access and other details, are for guidance purposes only and may be subject to change. The particulars and information are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely upon them as statements or representations of fact, and is specifically advised to satisfy themselves as to their accuracy by carrying out their own due diligence at their own expense. No employee or principal of William Harvey & Co. Limited has any authority to make or give any representation or warranty in respect of the property and no liability will be accepted in respect of any loss suffered by any intending purchaser / tenant or third party arising out of these particulars or information. Prices / rents are quoted exclusive of VAT and any other applicable taxes that the purchaser / tenant will be liable for.