SOUTH WEST
BUSINESS PARK

HIGH PROFILE DEVELOPMENT FOR QUALITY NEW FACILITIES

LOCATED JUST OFF THE M7 MOTORWAY ADJOINING CITYWEST AND MINUTES FROM THE M50

BESPOKE UNITS AVAILABLE ON A "FOR SALE" AND "TO LET" BASIS

ANOTHER NEW DEVELOPMENT BY

ROHAN

EXECUTIVE SUMMARY

PRIME SOUTH DUBLIN BUSINESS PARK STRATEGICALLY LOCATED ON A HIGH PROFILE SITE WITH IMMEDIATE ACCESS ONTO M7 MOTORWAY AND BENEFITING FROM UNRIVALLED PUBLIC TRANSPORT

Only 1 minute drive to M7 motorway and only 5 minutes drive to M50 motorway.

Next door to LUAS Cheeverstown Stop and multiple bus routes.

Established business location adjacent to many local and global occupiers.

18 Acres

Offering a range of development sites with design and build opportunities from 20,000 to 200,000 sq ft - all mains services available.

Rohan are proud to count many leading local and global operators amongst our clients, including the following:

DHL EXPRESS, GILEAD, DB SCHENKER, eason, Cummins, Pfizer, GIST, GeoPost, VELUX, BT, hp, ups

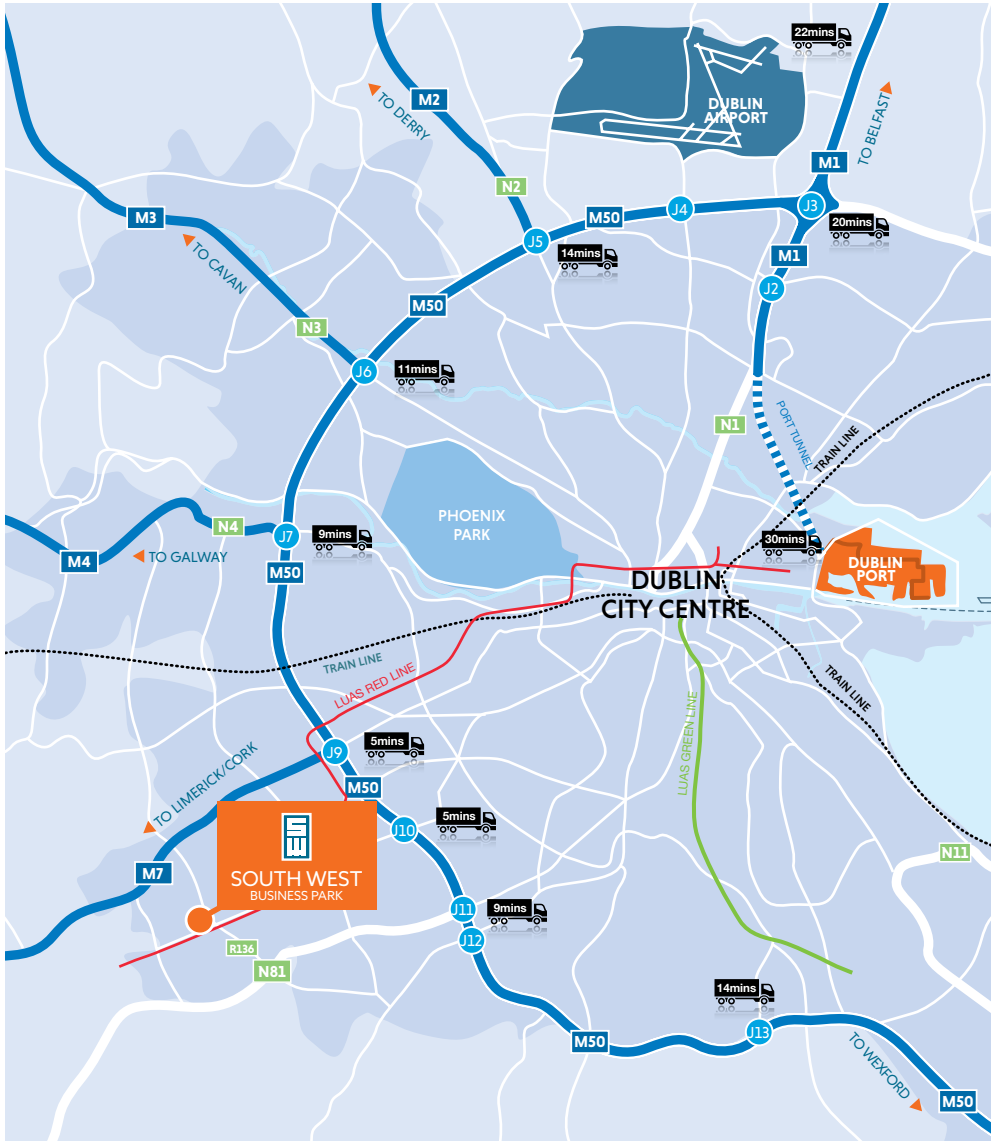
ROHAN Holdings Limited

With over 40 years' experience, Rohan has established a market leading track record in developing successful, high quality, secure, actively managed business parks including Dublin AirPort Logistics Park, North City Business Park, Furry Park Business Park, North Dublin Corporate Park, Grand Canal Plaza, South City Business Park, etc. Having developed millions of square feet of facilities for clients, our in-house specialist project management team (Rohan PM) would welcome the opportunity to deliver your requirement.

LOCATION

- **RAPID** access to the M7 and the M50 Motorways.
- **EXCELLENT** access for staff via public transport infrastructure such as the LUAS, Dublin Bus and proximity to arterial routes to and from Dublin city.
- **IMMEDIATE** access to the nearby workforce and generous local amenities, such as shopping centres, hotels, leisure facilities, hospitals, post office, etc.
- **ESTABLISHED** business location for quality warehouse/office operations adjacent to Citywest Business Campus and Magna Business Park.

STRATEGIC POSITION



SOUTH WEST BUSINESS PARK

1 min from M7 Motorway

5 min from M50 Motorway

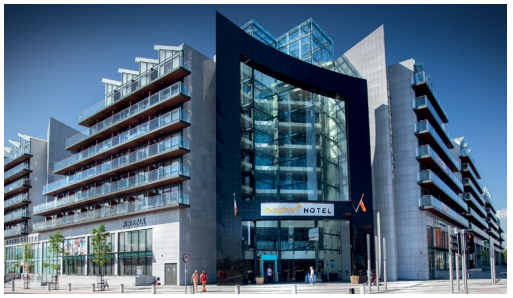
5 min from staff amenities

Route	Drive time from SWBP
M50 (Junction 10)/Ballymount	5min
M50 (Junction 9)/M7	5min
M50 (Junction 11)/Tallaght	9min
M50 (Junction 7)/M4	9min
M50 (Junction 6)/M3	11min

Route	Drive time from SWBP
M50 (Junction 5)/M2	14min
M50 (Junction 13)/Sandyford	14min
M50 (Junction 3)/M1	20min
Dublin Airport	22min
Dublin Port	30min

A WEALTH OF AMENITIES

1. Citywest Shopping Centre (5 mins)
2. The Square Tallaght (6 mins)
3. Topaz Filling Station (2 mins)
4. Spar Convenience Store (2 mins)
5. Tallaght Hospital (6 mins)
6. Post Office (4 mins)



HOTELS & LEISURE

1. Tallaght Leisure Centre & Swimming Pool (2 mins)
2. Maldron Hotel Tallaght (5 mins)
3. Citywest Hotel (7 mins)
4. Kingswood Hotel (2 mins)
5. Green Isle Hotel (5 mins)
6. Red Cow Moran Hotel (7 mins)

ROHAN

A LEADER IN THE SUPPLY OF HIGH QUALITY BUSINESS PARK DEVELOPMENTS

Rohan is one of Ireland's longest standing private property investment and development companies, with extensive interests in both Ireland and the UK

With over 40 years' experience in land acquisition, design, planning, construction and occupier fit out, we have a proven track record of delivering projects on time, within budget and to our clients' satisfaction.

We, as property owners, managers and developers, are primarily focused on the acquisition and development of prime commercial space and excel in the creation of high quality, actively managed business environments that create and sustain investment value.

Rohan's ability to deliver quality environments is most evident in our projects and we are very proud to count amongst our clients many leading local and global businesses.

Following on from our recent development of sector leading business parks such as Dublin AirPort Logistics Park and North City Business Park, we are proud to be offering Southwest Business Park to the market.

The development of Southwest Business Park is consistent with our commitment to supply the Dublin market with the best in class business park accommodation using the highest standards of design and finishes.

accenture · Google · DHL · BT · BNP PARIBAS SECURITIES SERVICES

Pfizer · ORACLE · ERICSSON · ntl: · hp · Unilever

www.rohanholdings.ie

www.southwestbusinesspark.ie

ROHAN
Project Management

Rohan PM has extensive experience and expertise in developing office, industrial, warehouse and logistics facilities. Our focus is to use our knowledge and professionalism to deliver savings and certainty to your project.

- We deliver SAVINGS by value engineering projects in terms of both cost and time.
- We support your requirement to CONTROL the project.
- We manage the SUCCESSFUL delivery of your project.

Rohan PM can manage your project from Concept Phase right through to completion of the Fit-Out Phase. Depending on the nature of your project, services available from Rohan PM during the project lifecycle can include any or all of the following:

- Project Start Up / feasibility and team selection.
- Design team co-ordination / liaision with Statutory bodies / procurement & tendering.
- Project management throughout construction phase / cost control and reporting.
- P.C. process including handover / snagging / compliance.
- Management of fit out and occupation.

ROHAN
Estate Management

Rohan Estate Management Ltd. is a specialist property company focused on the management of business parks and industrial estates. We maintain the developments we manage to the very highest standards and thereby maximise tenant satisfaction and asset appreciation, while achieving value for money in provision of services.

It is a combination of 40 years' experience, proven professionalism, our commitment to innovation and value for money, together with the special understanding that comes from being Property Owners, Managers and Developers that makes Rohan the ideal property partner.

We actively manage business parks through:

- Financial reporting and day to day management.
- Budget preparation and Service Charge control.
- Maintenance planning and contractor management.
- Routine inspections.
- Collection of rent, service charges and Insurances.
- Tenant liaison.
- Lease management.
- Landlord and Tenant advices.
- Lease negotiations / renewals and rent reviews.

Dublin AirPort Logistics Park

North City Business Park

South City Business Park

Grand Canal Plaza

SOUTH WEST
BUSINESS PARK

ZONING

The business park is situated in an area zoned Objective EE "to provide for enterprise and employment related uses" under the South Dublin County Council Development Plan 2016-2022.

DEVELOPER

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Lisney for themselves and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Lisney nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.

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