



# HORIZON

## LOGISTICS PARK

### UNITS C, E1 & E2

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NEW PHASE OF PRIME INDUSTRIAL DEVELOPMENT  
ADJACENT TO DUBLIN AIRPORT

3 UNITS RANGING FROM APPROX. 70,000 SQ FT TO 140,000 SQ FT.



PRIME LOGISTICS  
FACILITIES ADJACENT  
TO DUBLIN AIRPORT

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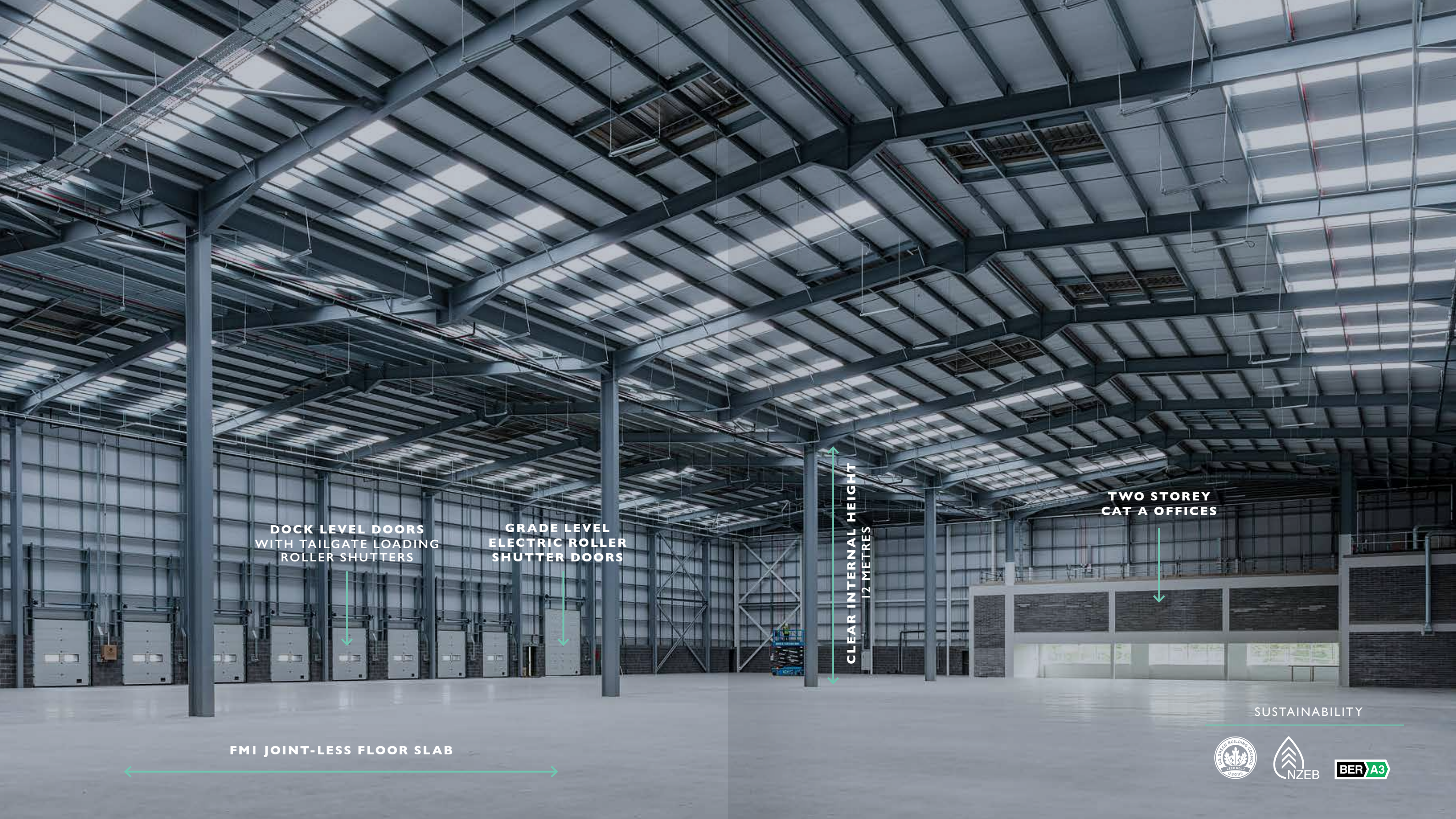
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CONTACTS





**DOCK LEVEL DOORS  
WITH TAILGATE LOADING  
ROLLER SHUTTERS**

**GRADE LEVEL  
ELECTRIC ROLLER  
SHUTTER DOORS**

**CLEAR INTERNAL HEIGHT  
12 METRES**

**TWO STOREY  
CAT A OFFICES**

**FMI JOINT-LESS FLOOR SLAB**

**SUSTAINABILITY**



## OVERVIEW



THREE PRIME LOGISTICS  
FACILITIES EXTENDING FROM  
70,000 SQ FT TO 140,000 SQ FT



3 MINUTES (2KM)  
FROM THE M50



7 MINUTES (5KM) FROM THE  
PASSENGER AND CARGO TERMINALS



8 MINUTES TO  
PORT TUNNEL





## LOCATION >>>>>

### IRELAND'S BEST LOCATED LOGISTICS HUB

Superb North Dublin location adjacent to Dublin Airport with excellent access to the M1 motorway and less than 7 km from Dublin Port Tunnel via the M50.

Horizon Logistics Park has direct access to the M50 motorway at Junction 4 (Ballymun), which provides connectivity to all major transportation routes.

The development overlooks Dublin Airport, with all passenger and cargo terminals capable of being reached within minutes.



#### DRIVING TIMES FROM HORIZON LOGISTICS PARK

- » M50  
**3 minutes**
- » Dublin Airport  
**7 minutes**
- » M1  
**6 minutes**
- » Port Tunnel  
**8 minutes**
- » Broombridge Green Luas Stop  
**19 minutes**
- » Connolly Station  
**22 minutes**
- » City Centre  
**24 minutes**



HORIZON LOGISTICS PARK PROVIDES UNRIVALLED ACCESS TO ALL MAJOR TRANSPORTATION ROUTES WITH DUBLIN AIRPORT'S CARGO AND PASSENGER TERMINALS, CAPABLE OF BEING REACHED WITHIN 7 MINUTES







# THE PARK



# OFFERS UNRIVALLED PROFILE NEXT TO THE AIRPORT

Horizon Logistics Park consists of approximately 300 acres of zoned industrial land where a number of high quality distribution facilities have already been developed and occupied.

These existing facilities comprise of either single or double span, structural steel portal frames supporting composite insulated cladding panels.

The properties have seperate car parking and dedicated loading areas to the rear with yard depths ranging from 40 to 45 metres. Horizon Logistics Park is set out in a managed purpose built environment catering for Logistics and Warehousing occupiers with 24 hour site security.

The buildings overlook the main airport runway and offer occupiers unrivalled profile to the growing passenger traffic using Dublin Airport.



## EXISTING OCCUPIERS INCLUDE

- caesarstone

ups

DHL
- fastway couriers

KUEHNE+NAGEL

BUNZL
- CEVA Making business flow

dfs

GLS.

FYNES
- Expeditors

Dublin Bus

KWE Global Logistics Partner
- BVLGARI

AVAR

VORTEX Aviation

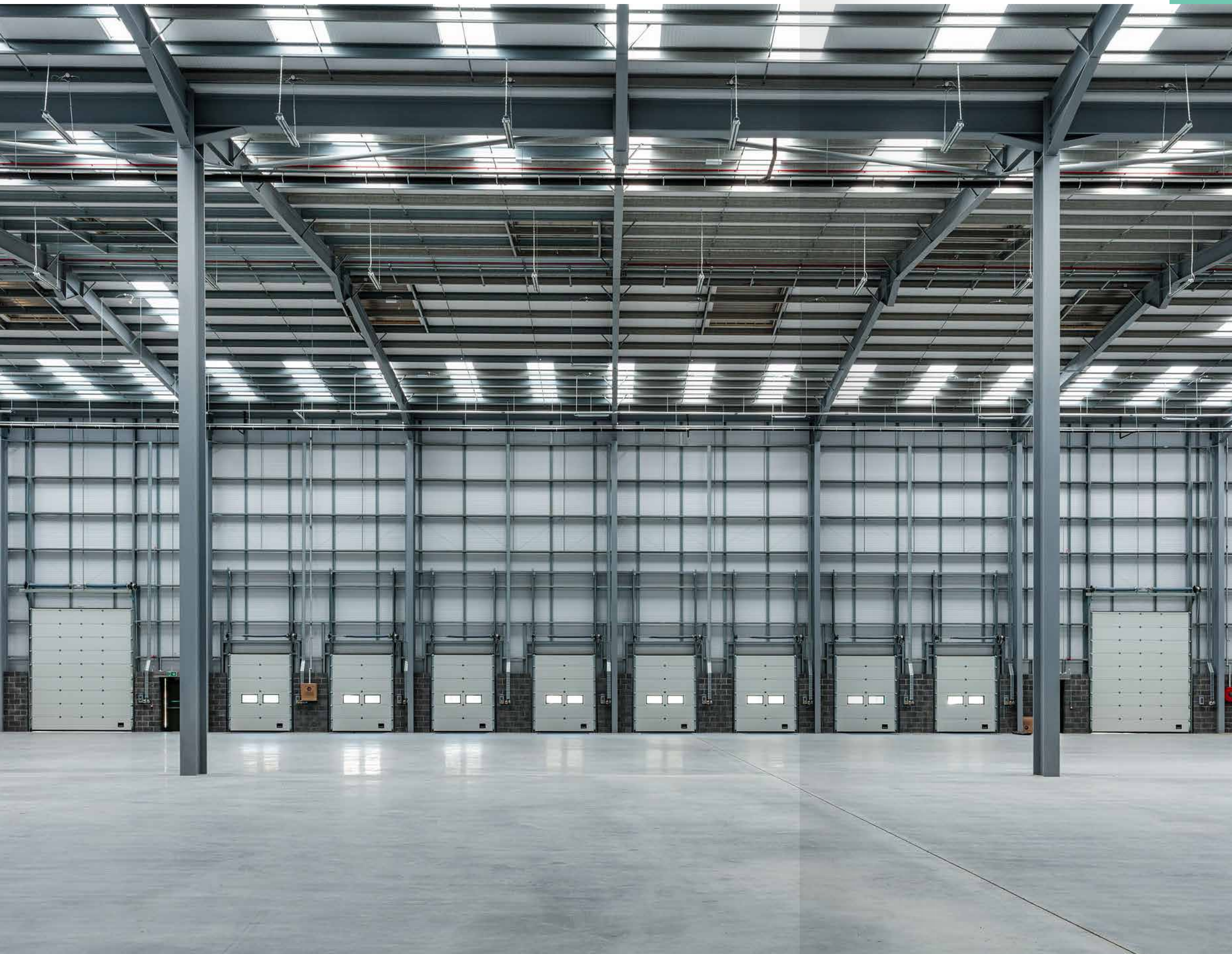


# THE BUILDINGS >>>>>>



UNIT E1





## WAREHOUSE SPECIFICATION

- » Steel portal frame construction
- » 12m clear internal height
- » Extensive concrete yard depths ranging from 40 to 45m depending on unit size
- » Dock level doors with tailgate loading roller shutters (number depending on unit size)
- » Grade level electric roller shutter doors (number depending on unit size)
- » 60kn/sq. m. (1000lbs/sq. ft.) uniform floor loading with a point load of 90kn
- » 2.4 metre high block wall to inside of external cladding wall
- » Three phase electrical supply and CT metering are available, subject to confirmation of loading requirement
- » High quality actively managed estate with 24 hour security
- » FM1 - jointless floor slab
- » 10% roof lights

## SUSTAINABILITY

- » LEED Gold
- » NZEB compliant
- » PV panels on the roof
- » Low energy LED lighting
- » Electric car charging points





# OFFICE SPECIFICATION

- » Feature entrance area
- » Open plan design suitable for compartmentation
- » Suspended tiled ceilings with recessed LED light fittings
- » Painted and plastered walls
- » Fully fitted toilet and tea station
- » Raised access floors
- » Toilets and changing facilities including shower and locker rooms
- » 8 Person Passenger Lifts provided as required under statutory requirements
- » Air conditioned offices for heating and cooling

UNIT E2





# SUSTAINABILITY

HENDERSON PARK ENSURES THAT THE HIGHEST LEVEL OF SUSTAINABILITY INITIATIVES ARE INCORPORATED WITHIN THEIR FACILITIES AND THE WIDER HORIZON LOGISTICS PARK DEVELOPMENT

Sustainability credentials include:



ENERGY EFFICIENT BUILDING FABRIC (NZEB – NEARLY ZERO ENERGY BUILDING)



ELECTRIC CAR (EV) CHARGERS



ROOF MOUNTED PHOTOVOLTAIC SOLAR PANELS



RAINWATER HARVESTING



BUILDING MANAGEMENT SYSTEM

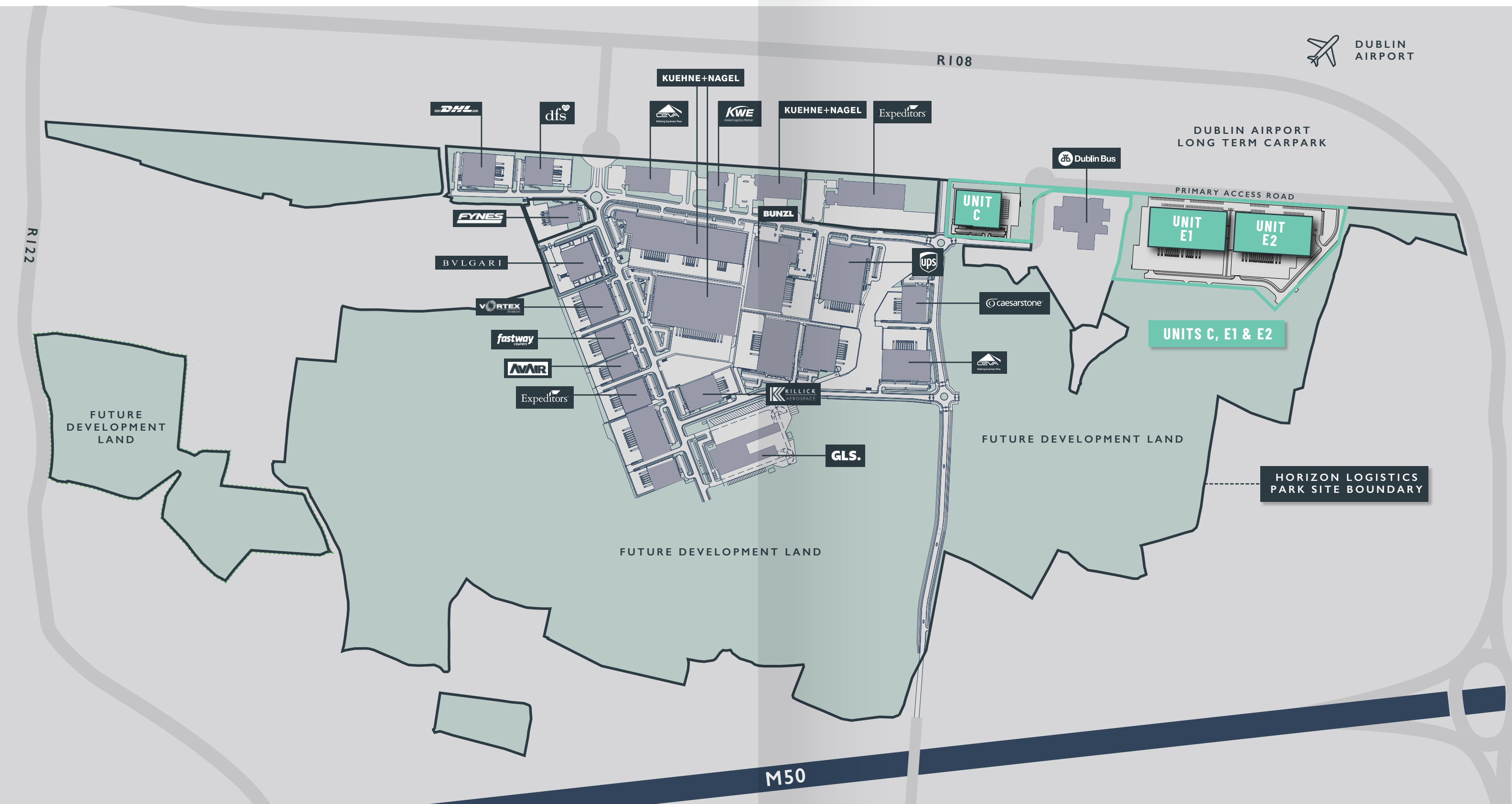


HIGH EFFICIENCY LED LIGHTING

- » PV Array to supplement the primary electrical input to the building
- » Use of energy efficient plant for heating and ventilation
- » LED Lighting throughout the building and site
- » Rainwater Harvesting for water reuse
- » BMS/Energy Monitoring systems to monitor all electrical usage
- » Sustainable Transportation Strategy (Carpooling, public transport links etc)
- » Electric car charging points to reduce transport environmental impact
- » Rainwater attenuation using Sedum roofs to the offices and the out buildings
- » Sustainable drainage solutions for the site
- » Public transport within close proximity
- » Energy monitors and usage
- » Re-wilding of Dubber stream
- » The primary heating and cooling plant consists of a Variable Refrigerant Flow system taking full advantage of the varying solar loads on the building facades
- » The primary ventilation system uses low velocities to minimise system pressure requirements and reduce energy consumption
- » The primary supply and return air unit is fitted with a heat recovery system
- » High efficiency low volume heat pump water heaters are used to generate the domestic hot water
- » Low flow taps and toilets are used to reduce water consumption
- » A rain water harvesting system is provided for the flushing of toilets
- » Renewable electrical energy is generated on site using a roof mounted PV system
- » High efficiency LED lighting is used throughout to minimise energy consumption



# SITE PLAN







UNIT C



# UNIT C

GROSS EXTERNAL AREA (GEA)	SQ. M.	SQ. FT.
Ground Floor Warehouse	6,319	68,018
Ground Floor Office	192	2,067
First Floor Office	355	3,821
TOTAL	6,866	73,906
Car Parking	68	
Bicycle	33	

SPECIFICATION	
Site Size	3,634 Acres
Warehouse Floor Loading Capacity	60 kN/per m²
Clear Internal Height	12 metres
Loading Yard Depth	35 metres
Dock Level Doors	9
Grade Level Doors	2

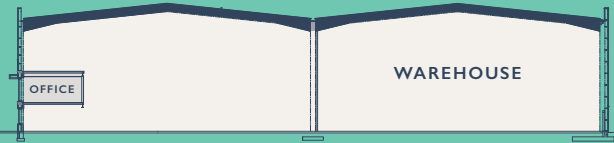
PLAN VIEW



LONGITUDINAL SECTION



CROSS SECTION



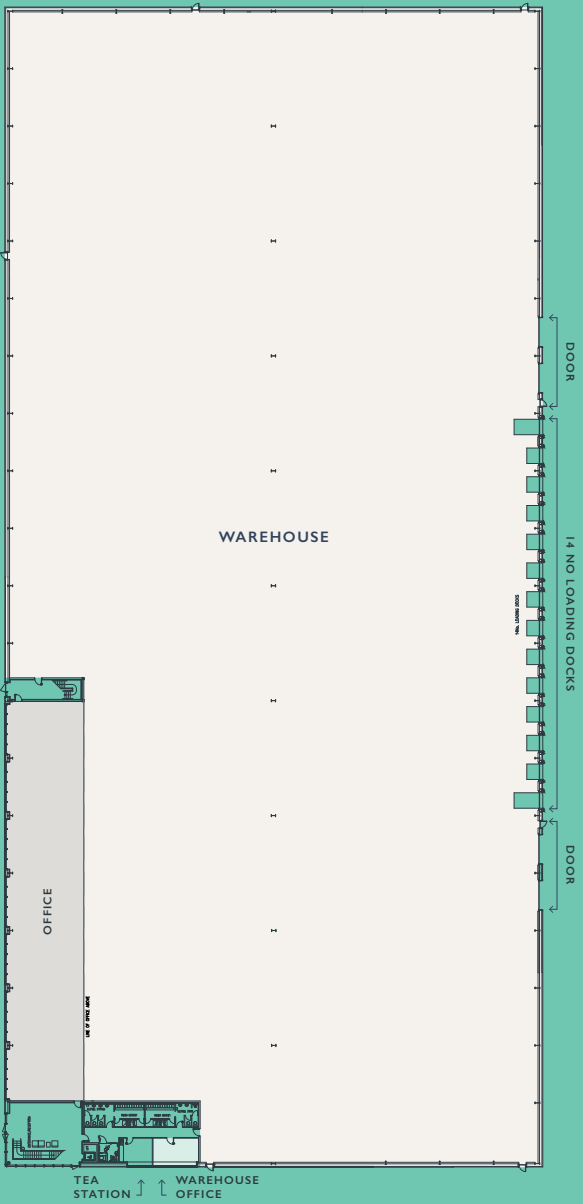


# UNIT E1

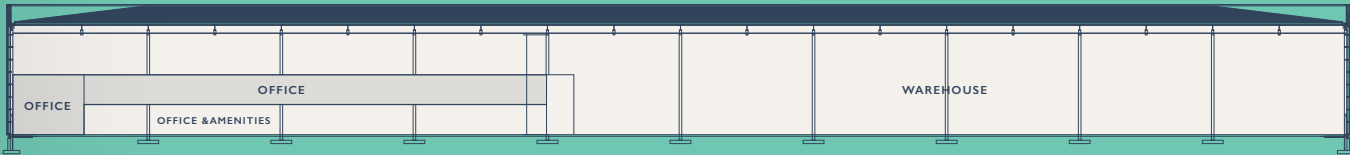
GROSS EXTERNAL AREA (GEA)	SQ. M.	SQ. FT.
Ground Floor Warehouse	11,826	127,295
Ground Floor Office	286	3,079
First Floor Office	800	8,611
TOTAL	12,912	138,985
Car Parking	125	
Bicycle	63	

SPECIFICATION	
Site Size	7.101 acres
Warehouse Floor Loading Capacity	60 kN/per m²
Clear Internal Height	12 metres
Loading Yard Depth	45 metres
Dock Level Doors	12
Grade Level Doors	2

PLAN VIEW



LONGITUDINAL SECTION



CROSS SECTION





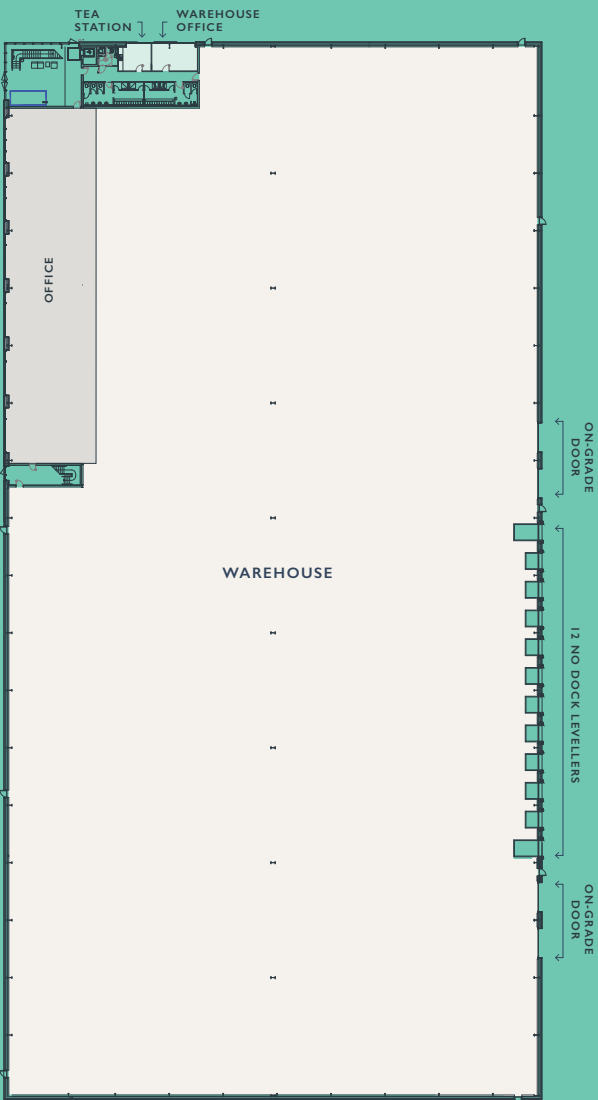
# UNIT E2

GROSS EXTERNAL AREA (GEA)	SQ. M.	SQ. FT.
Ground Floor Warehouse	10,760	115,821
Ground Floor Office	281	3,025
First Floor Office	736	7,922
TOTAL	11,777	126,768

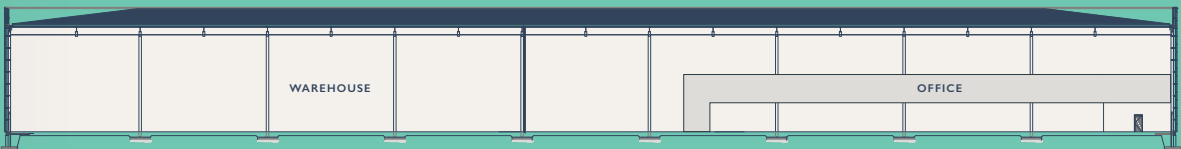
Car Parking	114
Bicycle	57

SPECIFICATION	
Site Size	7.101 acres
Warehouse Floor Loading Capacity	60 kN/per m²
Clear Internal Height	12 metres
Loading Yard Depth	45 metres
Dock Level Doors	12
Grade Level Doors	2

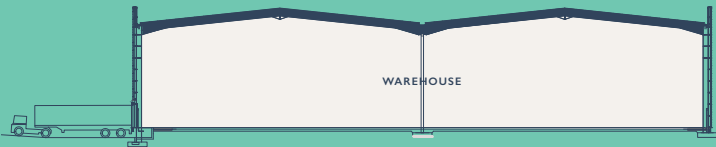
PLAN VIEW



LONGITUDINAL SECTION



CROSS SECTION





# THE DEVELOPER



JOIN BEST IN  
CLASS NATIONAL  
AND INTERNATIONAL  
COMPANIES

Henderson Park is a private equity real estate manager headquartered in London. We have invested over \$13 billion in building a portfolio of real estate assets across Europe, primarily targeting Europe's gateway and capital cities. We seek high-quality assets in prime locations where we can identify potential

to unlock or create value through asset management, or by taking on and working through complex situations. Henderson Park strives to work with and create long-term strategic relationships with best in class global and local partners and to deliver attractive risk-adjusted returns for our investors.



IN NOVEMBER 2019,  
HENDERSON PARK  
ACQUIRED GREEN REIT  
PLC AND DE-LISTED  
THE COMPANY FROM  
THE STOCK EXCHANGE

The existing management team for Green REIT have remained in place. They have previously delivered a number of bespoke units on site in recent years for tenants such as Bunzl, Bulgari and Kuehne and Nagel.



# CONTACTS



FOR INSPECTIONS AND  
FURTHER DETAILS PLEASE CONTACT:



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A development by

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