



To Let

Block D Greenogue Logistics Park, Rathcoole, Co Dublin

New High Profile Detached Distribution Facility Extending to Approximately 61,850 Sq Ft

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Nearby Occupiers



Location

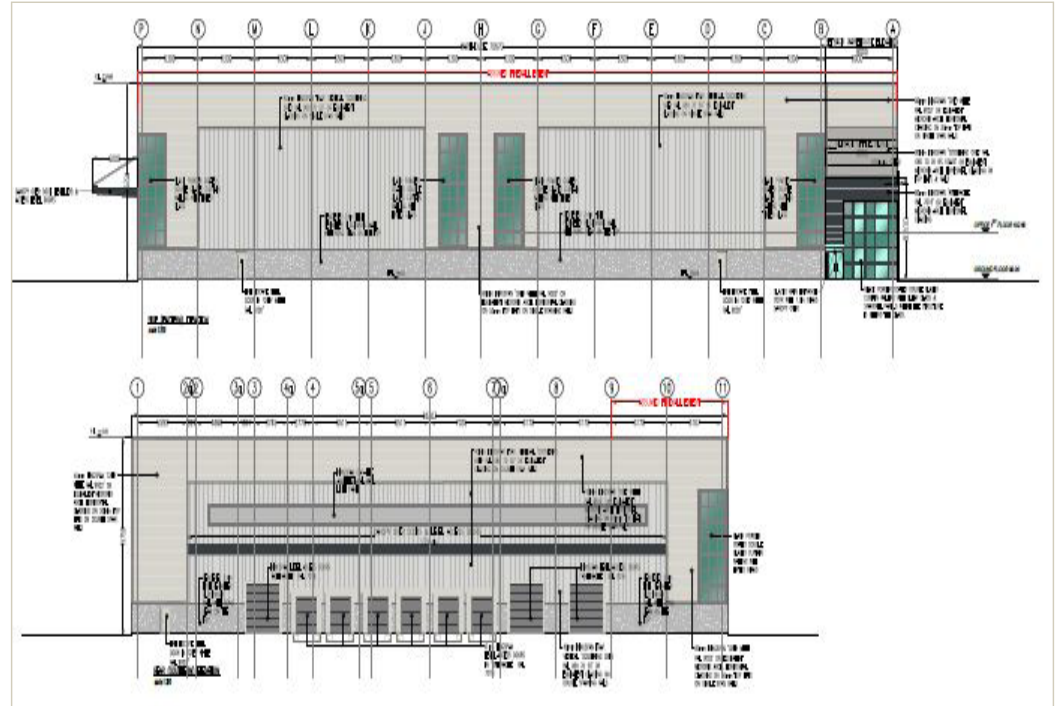
- Greenogue Logistics Park has unrivalled accessibility just one minute drive from the Naas Road (N7)
- This interchange is 8.5km south of the M7/M50 motorway Junction 9 which connects the M7 with the N4 and N81 Tallaght by-pass
- The M50 is the principal outer orbital route for Dublin City and connects directly to Dublin Airport and Dublin Port (via Port Tunnel)
- Superb workforce catchment with approximately 1 million people within a 20 minute drive
- Latitude 53.2990104, Longitude -6.4667357

Travel Times

	M7 Motorway	-	1 min
	M50 Motorway Junction 9 (N7)	-	8 mins
	M50 Motorway Junction 7 (N4)	-	14 mins
	M50 Motorway Junction 17 (M11)	-	30 mins
	Dublin Airport	-	22 mins
	Dublin Port Tunnel	-	27 mins
	Dublin City Centre	-	29 mins



Site Plan



Elevations

Accommodation

The approximate gross external area (GEA) is as follows:

	SQ FT
Warehouse	56,026
Office/ Staff Facilities	5,824
Total	61,850

All intending tenants are specifically advised to verify the floor areas and undertake their own due diligence

Description

- New detached high bay logistics facility of steel portal frame construction with a clear internal height of approximately 12.5 metres
- Concrete block walls to height of approximately 2.7 metres with insulated cladding above to roof level
- Attractive twin skin architectural elevations and twin skin insulated metal deck roof incorporating perspex roof lights
- Reinforced concrete floor to warehouse with power floated finish
- Quality three storey office building finished to include suspended ceilings incorporating recessed light fittings, plastered and painted walls, perimeter trunking with power and data points
- 6 dock levellers and 2 grade level doors



Block D Greenogue Logistics Park Rathcoole Co Dublin

Energy Rating

The developer is targeting LEED Silver accreditation

Terms

Available To Let under a new long term FRI lease

Rent

On Application

Viewing

Strictly by appointment only with the sole agents

Availability

Target completion due Q4 2021

Enquiries

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