



To Let

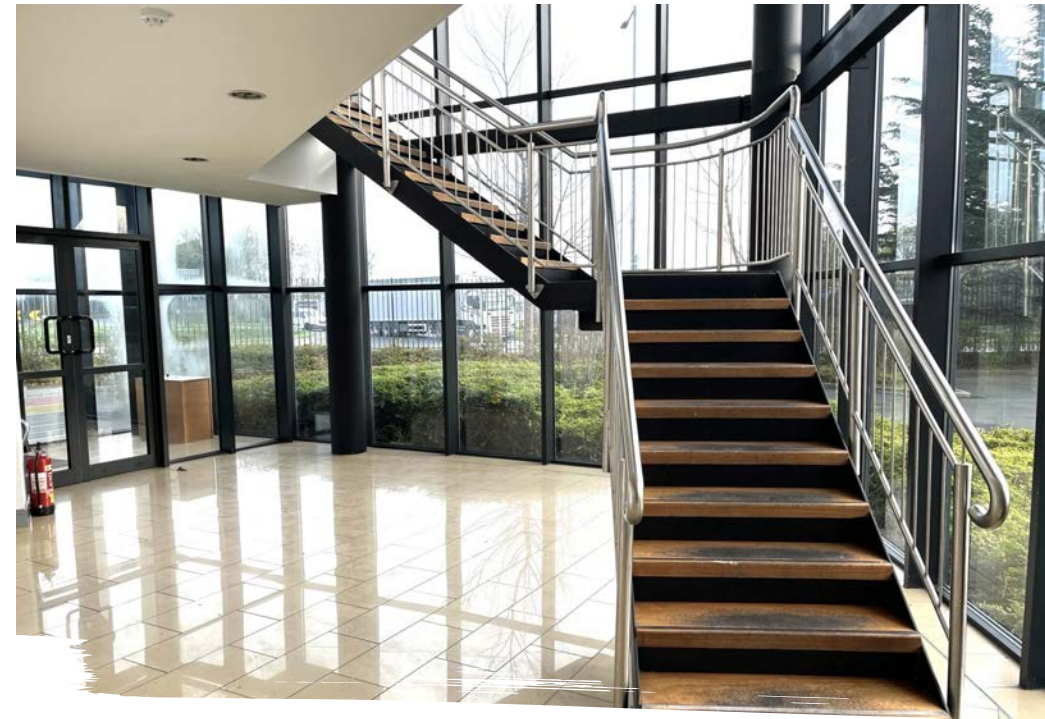
TPN House, Unit 1 Northwest Business Park, Ballycoolin, Dublin 15, D15 NYH4
Detached Logistics and Office Facility Extending to Approximately 65,527 Sq Ft

BER B3

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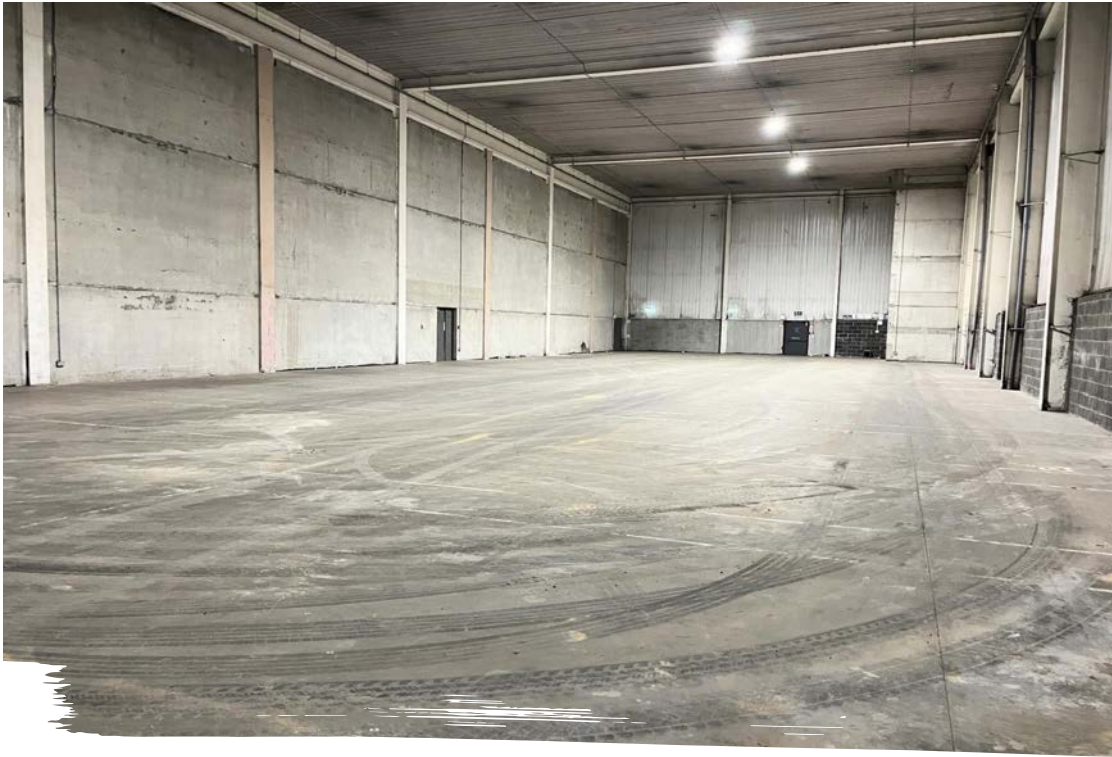


Location

- The property is situated within Northwest Business Park approx. 5.0 km from the N2/M50 motorway interchange (Junction 5) and 7.8 km from the N3/M50 motorway interchange (Junction 6)
- The M50 motorway links the property to all the main arterial routes providing direct access to the City Centre, Dublin International Airport and Dublin Port Tunnel
- Excellent access to the Corduff Road extension which links to the N2 at the Cherryhound Interchange
- Blanchardstown Centre and Blanchardstown Village are approximately 6-minute drive time to the southwest of the facility
- Occupiers in the immediate area include Equinix, Masterlink Logistics, Java Republic HQ and Independent Express Cargo

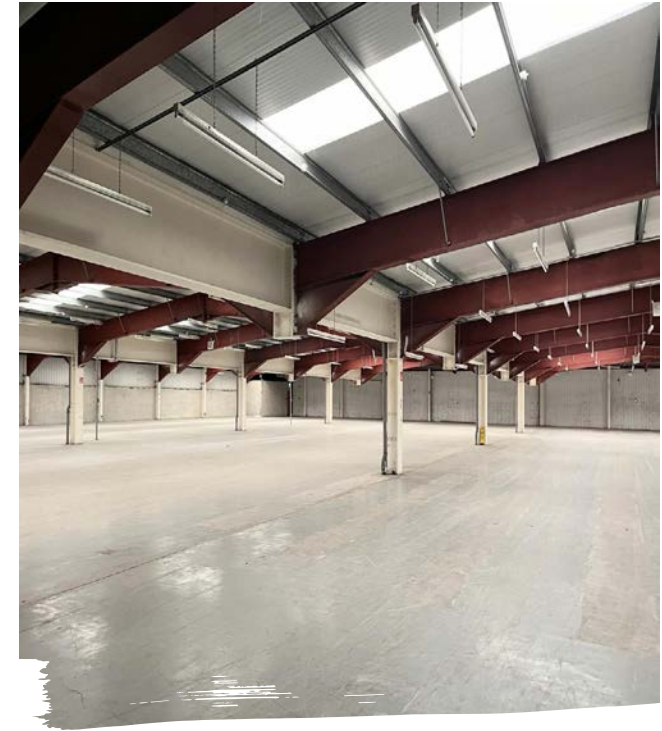
Travel Times

	M2/N2 Cherryhound Interchange	–	5 mins
	M50 Motorway Junction 5 (N2)	–	6 mins
	M50 Motorway Junction 6 (N3)	–	9 mins
	Dublin Airport	–	15 mins
	Dublin Port Tunnel	–	18 mins
	Dublin City Centre	–	22 mins



Description

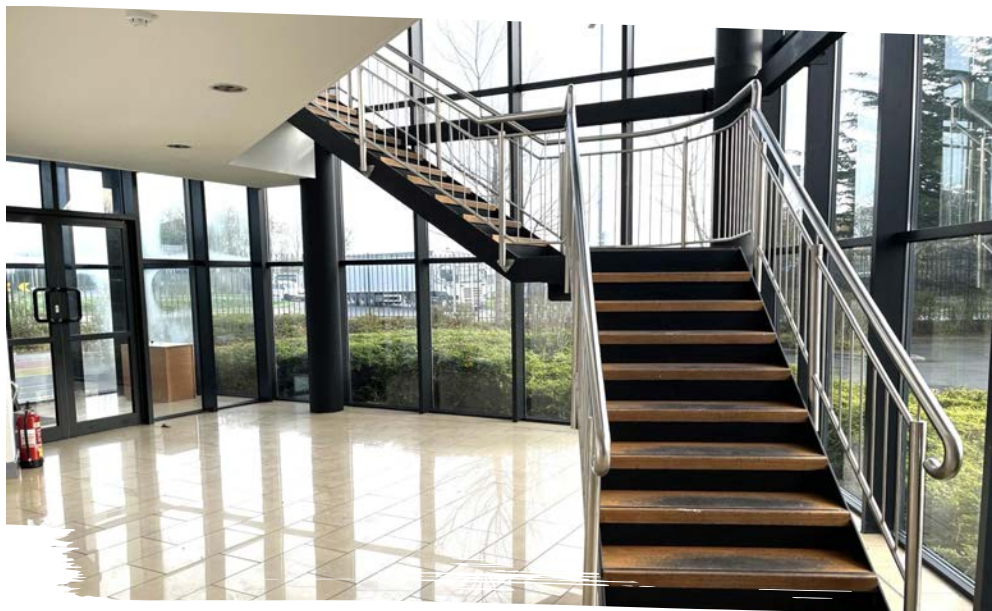
- The available space forms part of TPN House and comprises a high-bay warehouse facility with three storey offices extending to a total of approximately 65,527 sq ft
- Generous storage space extending to 32,107 sq ft on the third-floor mezzanine
- The warehouse has a reinforced concrete floor, a metal deck roof with high bay lighting with a clear internal height of approximately 9.1 metres
- Loading access is provided to the rear yard via three dock levellers and one grade loading door
- Three-storey office accommodation provided over three floors, generally consisting of plastered and painted wall finishes, suspended ceilings and recessed lighting
- Extensive communal parking available



Accommodation

	SQ FT
Warehouse	19,362
Warehouse Office	4,069
Three Storey Office	9,989
Third Floor Mezzanine	32,107
Total	65,527

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



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Services

- All main services available and 3 phase power
- High bay lighting to the warehouse
- Fire alarm system

Rent

On application

Terms

New Full Repairing and Insuring Lease

Viewing

Strictly by appointment only with the sole agent

Building Energy Rating

BER: B3

BER No: 800610230

EPI : 194.23 kwh/m²/yr

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Enquiries

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