



Similar Style Unit A02

For Sale / To Let

Detached Light Industrial/Warehouse and Office Facility Extending to 144,931 Sq Ft

- Ready Serviced Sites and Design & Build industrial units available
- Well located within 10 minutes drive of the M50, Junction 6
- 20 Minutes to Dublin Port and Dublin Airport
- 10 dock level loading doors
- 50m yard depth
- Secure Landscaped enclosed site with CCTV & supervised 24 Hour Access
- Clear internal height of 13.1m

Unit A03
The Hub Logistics Park
Clonee
Dublin 15

Cathal Morley
01 673 1615
cathal.morley@jll.com

Woody O'Neill
01 673 1661
woody.oneill@jll.com

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PRSA Licence No: 002273





Location / Description

- 10 minutes from M50 Dublin Ring Road and 25 minutes from Dublin's City Centre
- Detached, light Industrial / warehouse & office facility
- The Loading access is provided via 10 No. dock levellers and 1 No. grade door
- Reinforced jointless concrete floor to FM1 standard
- 50m. deep service yard with 50 trailer parking spaces
- Up to 25 MVA electricity power supply & mains gas available
- Fibre optic broadband with direct connectivity to T50 data network in situ
- Diversity of telecommunications & dark fibre
- Secure, landscaped, enclosed development, with CCTV supervised 24 hour access
- Sprinkler-ready infrastructure in situ
- Potential to expand to 200,000 sq ft

Accommodation

	SQ FT
Warehouse	133,051
2 Storey Offices	7,259
Warehouse Staff Facilities	4,621
Total	144,931

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

Terms

- Available For Sale/ To Let
- Price/ Rent on application

Building Energy Rating

- Available on Completion

