



# For Sale

## New High Profile Detached Distribution Facility Extending to Approximately 19,300 Sq Ft

- Modern high bay logistics facility
- Excellent access to the M7 Motorway and national road network
- One dock level and one grade level door
- Clear internal height of approx. 12.5 m
- High quality two storey office accommodation

### Unit 604 Greenogue Business Park

Rathcoole

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**19,300 sq ft**  
1,793.03 sq m

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Reference: #193084

# Unit 604 Greenogue Business Park

Rathcoole



## Location

Greenogue Business Park is a well established, modern business / logistics location which is situated approximately 1.1 km from the Rathcoole interchange, providing direct access to the Naas Road (N7)

The N7 provides a direct link to the M50 Motorway, with Junction 9 (Red Cow Roundabout) capable of being reached in less than 10 minutes drive time

The M50 is the principal outer orbital route for Dublin City and connects directly to Dublin Airport and Dublin Port (via Port Tunnel). Dublin Airport and Dublin Port can be reached in 27 mins and 33 mins respectively.

Site 604 is one of the few remaining infill sites within the Business Park and affords a rare opportunity to acquire a modern facility

Superb workforce catchment with approximately 1 million people within a 20 minute drive

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground - Warehouse	17,115	1,590.04	Coming Soon
Upper Ground - Office & Staff Facilities	2,185	202.99	Coming Soon
<b>Total</b>	<b>19,300</b>	<b>1,793.03</b>	



# Unit 604 Greenogue Business Park

Rathcoole



## Description

New detached high bay logistics facility of steel portal frame construction with a clear internal height of approximately 12.5 metres and a yard depth of 33m

Concrete block walls to height of approximately 2.7 metres with insulated cladding above to roof level

Attractive composite insulated architectural elevations and insulated composite metal deck roof incorporating perspex roof lights

Reinforced concrete floor to warehouse with power floated finish

Quality two storey office building finished to include suspended ceilings incorporating recessed light fittings, plastered and painted walls, perimeter trunking with power and data points

1 dock leveller and 1 grade level door with 6.8m wide canopy

10 dedicated car spaces

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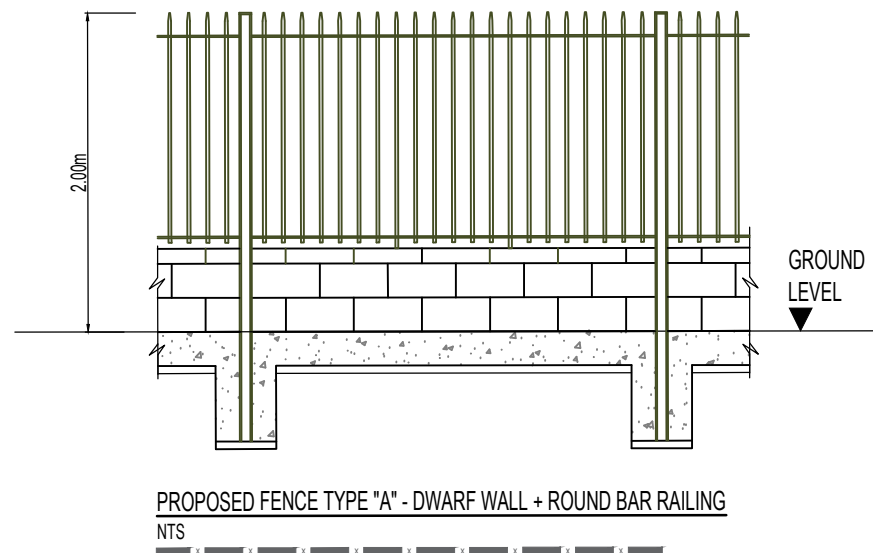
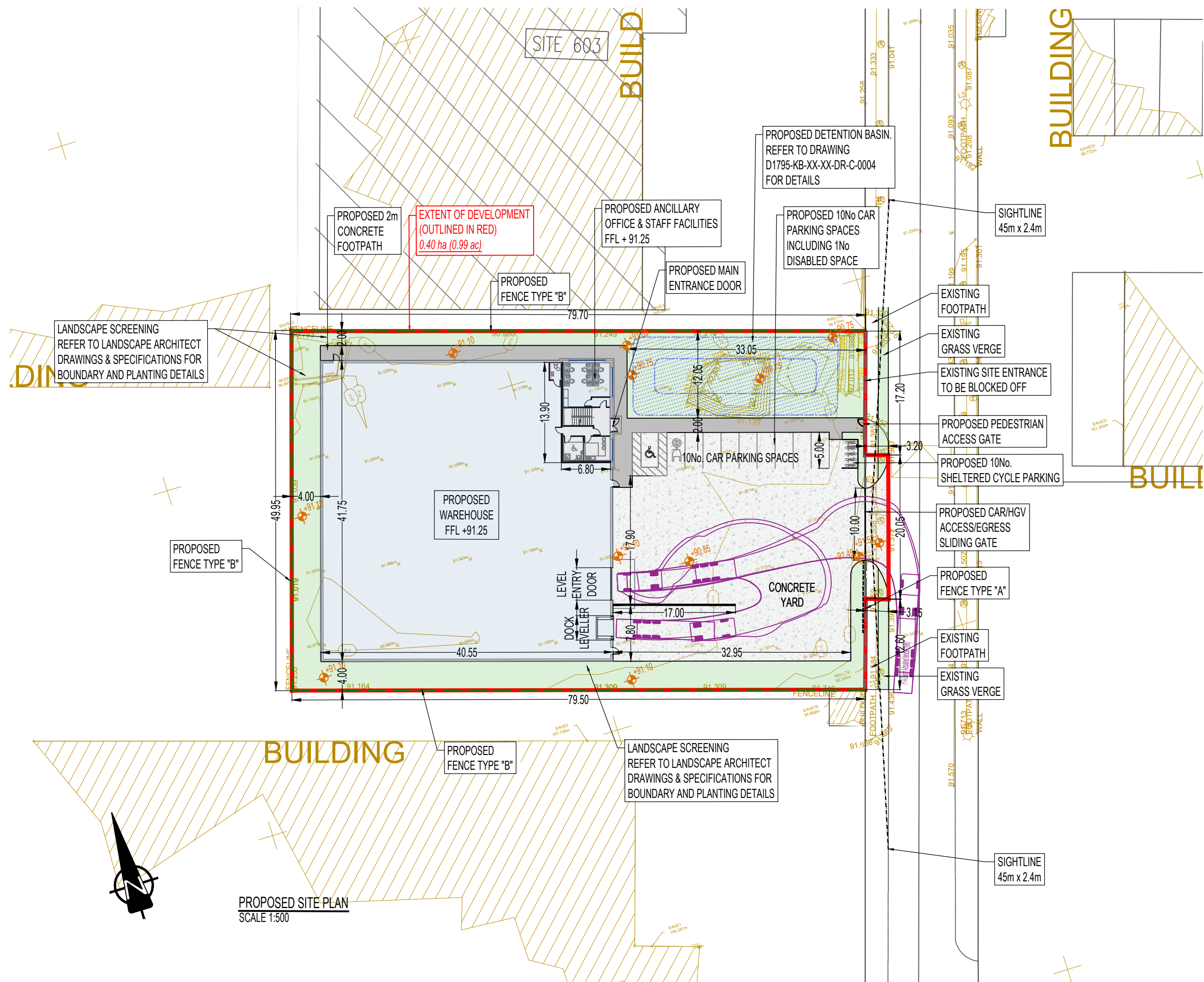




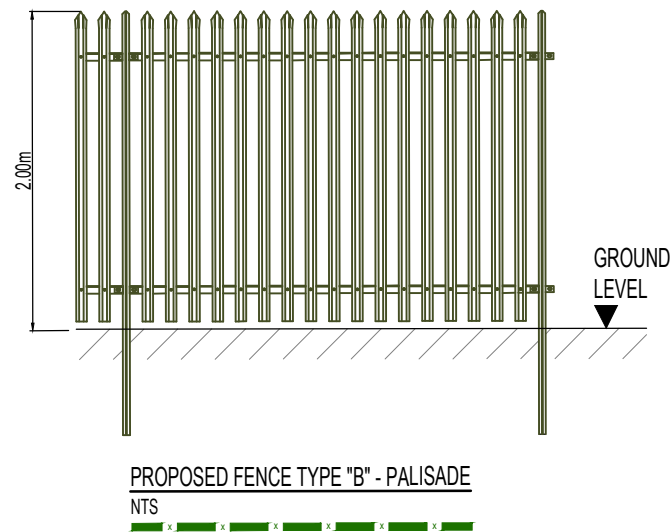
This drawing should not be scaled. Dimensions to be verified on site.  
Any discrepancies should be referred to the Engineer prior to work being put in hand.

#### LEGEND

- DENOTES CONCRETE FOOTPATH
- DENOTES LANDSCAPING  
FOR DETAILS REFER TO LANDSCAPE ARCHITECT  
DRAWINGS AND SPECIFICATIONS
- DENOTES CONCRETE TO YARD



PROPOSED FENCE TYPE "A" - DWARF WALL + ROUND BAR RAILING  
NTS



PROPOSED FENCE TYPE "B" - PALISADE  
NTS

TABLE OF GROSS FLOOR AREAS & USES:

	WAREHOUSE	ANCILLARY STAFF FACILITIES	ANCILLARY OFFICE	TOTAL
GROUND FLOOR	1590 m <sup>2</sup> 17,115 sq.ft.	58 m <sup>2</sup> 624 sq.ft.	46 m <sup>2</sup> 495 sq.ft.	1694 m <sup>2</sup> 18,234 sq.ft.
FIRST FLOOR	-	30 m <sup>2</sup> 323 sq.ft.	69 m <sup>2</sup> 743 sq.ft.	99 m <sup>2</sup> 1,066 sq.ft.
TOTAL	1590 m <sup>2</sup> 17,115 sq.ft.	88 m <sup>2</sup> 947 sq.ft.	115 m <sup>2</sup> 1,238 sq.ft.	1793 m <sup>2</sup> 19,300 sq.ft.

PL1	29.11.23	ISSUED FOR PLANNING	GS	PK
Status	Date	Description	By	Chk

Amendments

Project  
WAREHOUSE DEVELOPMENT AT SITE 604,  
JORDANSTOWN ROAD, RATHCOOLE, DUBLIN

Title  
PROPOSED SITE PLAN

Client  
THE MARREN CO-OWNERSHIP

**KAVANAGH BURKE**  
CONSULTING ENGINEERS

Unit F3, Block F, Calmount Park  
Calmount Avenue, Dublin 12. D12 PX28  
E-mail: reception@kavanaghburke.ie  
Tel: 01 450 0694

Issue  
PLANNING

Designed By	GS	Checked By	PK	KB Ref.	D1795
Drawn By	GS	Date	NOVEMBER 2023	Scales @ A2	1:500

Project	Originator	Volume	Level	Type	Role	Number	Revision
D1795-KB-ZZ-ZZ-DR-C-0002							PL1

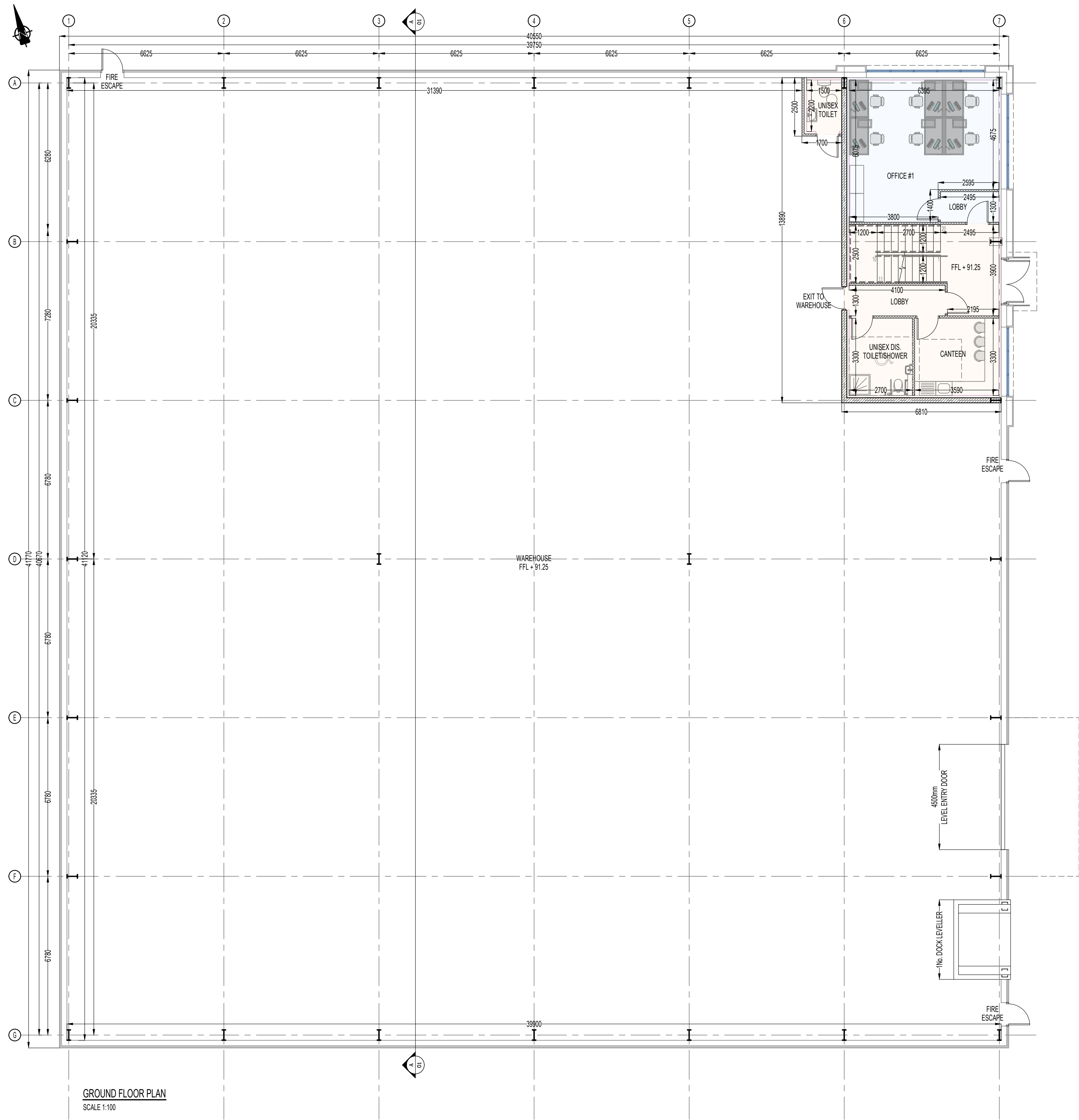


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PL1	01.11.23	ISSUED FOR PLANNING	GS	PK
Status	Date	Description	By	Chk
Amendments				
Project				
WAREHOUSE DEVELOPMENT AT SITE 604, JORDANSTOWN ROAD, RATHCOOLE, DUBLIN				
Title				
PROPOSED GROUND FLOOR PLAN				
Client				
THE MARREN CO-OWNERSHIP				
KAVANAGH & BURKE CONSULTING ENGINEERS				
Unit F3, Block F, Calmount Park Calmount Avenue, Dublin 12, D12 PX28 E-mail: reception@kavanaghburke.ie Tel: 01 450 0694				
Issue				
PLANNING				
Designed By	GS	Checked By	PK	KB Ref. D1795
Drawn By	GS	Date	NOVEMBER 2023	Scales @ A1 1:100
Project - Originator - Volume - Level - Type - Role - Number				Revision
D1795-KB-ZZ-ZZ-DR-A-0001				PL1

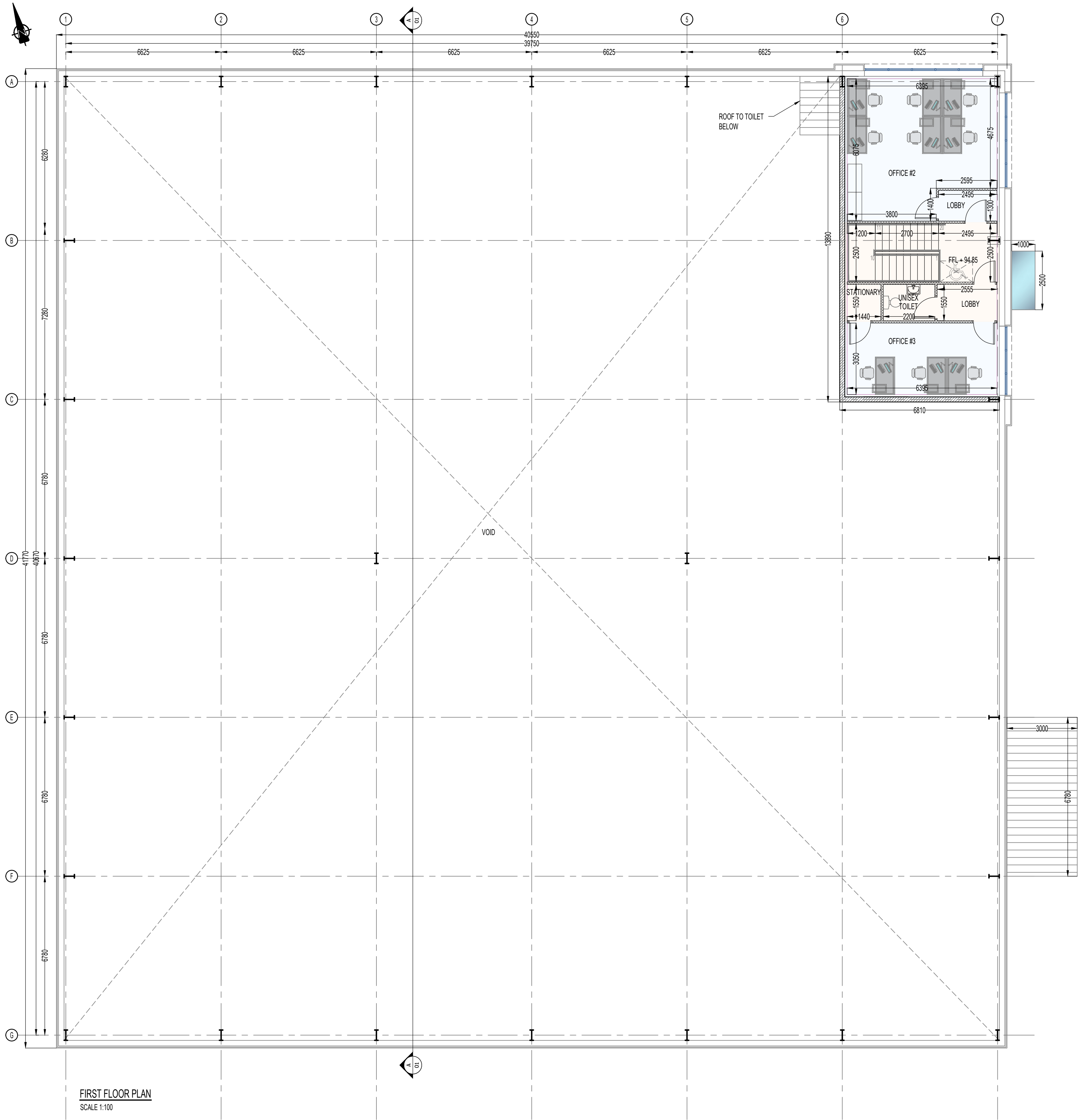


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PL1	01.11.23	ISSUED FOR PLANNING	GS	PK
Status	Date	Description	By	Chk
Amendments				
Project				
WAREHOUSE DEVELOPMENT AT SITE 604, JORDANSTOWN ROAD, RATHCOOLE, DUBLIN				
Title				
PROPOSED FIRST FLOOR PLAN				
Client				
THE MARREN CO-OWNERSHIP				
KAVANAGH & BURKE CONSULTING ENGINEERS				
Unit F3, Block F, Calmount Park Calmount Avenue, Dublin 12, D12 PX28 E-mail: reception@kavanaghburke.ie Tel: 01 450 0694				
Issue				
PLANNING				
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Drawn By	GS	Date	NOVEMBER 2023	Scales @ A1 1:100
Project - Originator - Volume - Level - Type - Role - Number				Revision
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