

Dublin AirPort
Logistics Park
www.dublinairportlogisticspark.com



Large Space Options



A development by **ROHAN**

EXECUTIVE SUMMARY

SPECIFICALLY DESIGNED FOR **LARGE SPACE OCCUPIERS**, THIS 150 ACRE PARK ALREADY ACCOMMODATES IN EXCESS OF **ONE MILLION SQUARE FEET** OF LOGISTICS AND WAREHOUSE SPACE BUILT AND PLANNED TO THE **HIGHEST STANDARDS**. ACCOMMODATION OPTIONS OF UP TO APPROX. 23,000 SQ. M. / 250,000 SQ. FT. CAN BE ACCOMMODATED.

10
MINS



Within 10 minutes
drive of Terminal
1 and 2



Instant access from the park
onto the M2 and 2 minutes to
the M50 Junction 5

10
MINS



Within 10 minutes
drive of Dublin
Port Tunnel

OVER
50
ACRES

Over 50 acres of
zoned land available
for development



All new buildings are registered
under the LEED® green
building program



Harvey Norman

HOLLAND & BARRETT

Aer Lingus

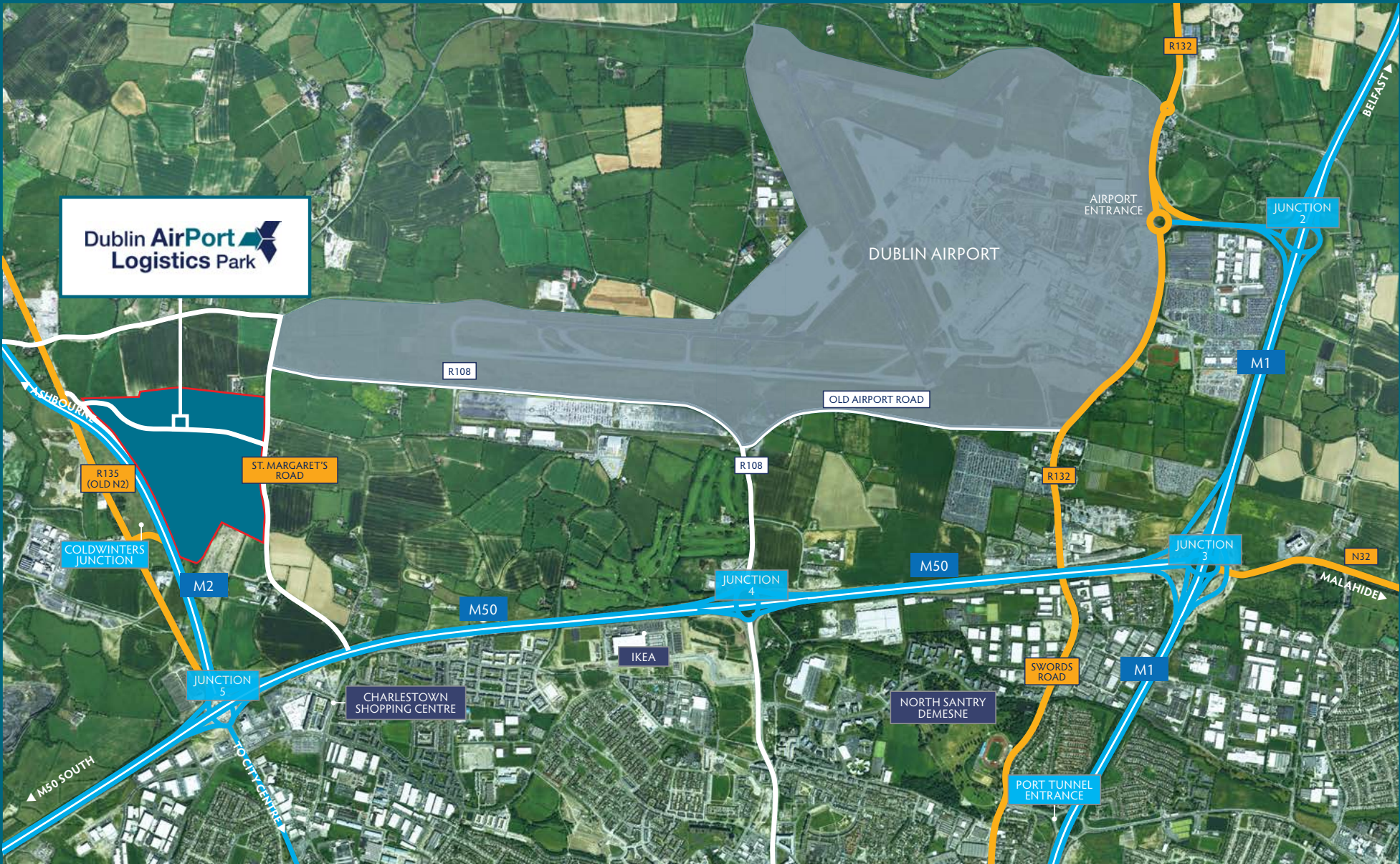


dnata

ThermoFisher
SCIENTIFIC

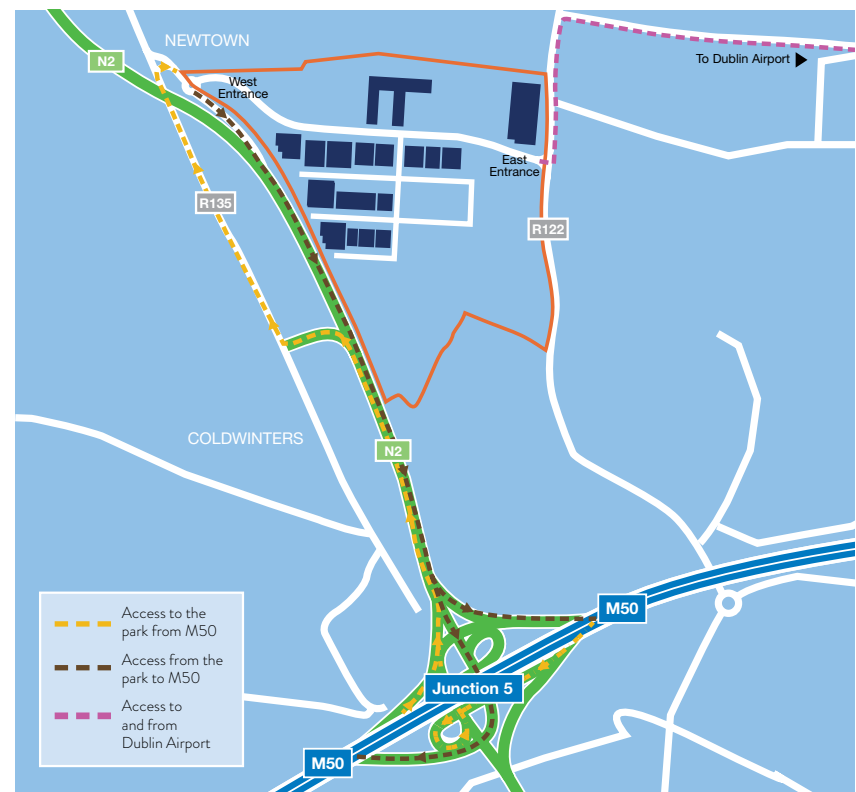


AERIAL VIEW



The map illustrates the location of Dublin AirPort Logistics Park, situated near the Dublin Airport. The park is highlighted in a light blue box. Major roads shown include the M1, M2, M3, M4, M50, N1, N2, N3, N4, N7, N81, and N11. Key landmarks and areas labeled include Dublin Airport, Dublin City Centre, Dublin Port, and various districts like Barnageerah, Santry, Ballymun, Beaumont, Clontarf, Drumcondra, Cabra, Phoenix Park, Ballyfermot, Clondalkin, Crumlin, Rathfarnham, Tallaght, and Blackrock. The map also shows the Port Tunnel and several train lines. A legend in the top left corner identifies the Dublin AirPort Logistics Park logo. A scale bar in the bottom left corner indicates distances in kilometers (0 to 10 km) and miles (0 to 10 miles). A north arrow is located in the bottom right corner.

Route	Drive time from DALP
M50 (Junction 5)	2 min
M50 (Junction 3) / M1	8 mins
Dublin Airport	10 mins
Dublin Port Tunnel	10 mins
M50 (Junction 6) / M3	8 mins
M50 (Junction 7) / M4	10 mins
M50 (Junction 9) / M7	13 mins
M50 (Junction 10) / Ballymount	15 mins
M50 (Junction 11) / Tallaght	18 mins



WEALTH OF AMENITIES

HOTELS

- | | | |
|---------------------------------------|-----------------------------------|--|
| 1 Clayton Hotel (Dublin Airport) | 5 Holiday Inn Express (Northwood) | 9 Travelodge Dublin Airport (Ballymun) Hotel |
| 2 Radisson Blu Hotel (Dublin Airport) | 6 Carlton Hotel (Dublin Airport) | 10 Metro Hotel Dublin Airport (Santry Cross) |
| 3 Maldron Hotel (Dublin Airport) | 7 Hilton Dublin Airport Hotel | 11 Crowne Plaza Blanchardstown |
| 4 Crown Plaza (Santry) | 8 Regency Hotel Dublin Airport | |



CONNECTIVITY

- With bus stops at both entrances to Dublin AirPort Logistics Park, there is a regular bus service to and from the airport and the city centre.
- BusConnects is the National Transport Authority's programme to greatly improve bus services across the Dublin region. As part of this new network, Dublin AirPort Logistics Park will be serviced by the No. 8 bus which will transport passengers to and from the airport and city centre every 20 - 25 minutes.



RESTAURANTS & SHOPS

- | | | |
|-------------------------------|--|---|
| 1 Charlestown Shopping Centre | 5 Nandos at Blanchardstown Shopping Centre | 9 Applegreen Service Station |
| 2 Kealy's of Cloghran | 6 Milano at Blanchardstown Shopping Centre | 10 IKEA |
| 3 Boot Inn | 7 Eddie Rockets at Blanchardstown S.C. | 11 Coachmans at Dublin Airport roundabout |
| 4 Java Republic | 8 Wagamama at Blanchardstown Shopping Centre | 12 The Whitehouse Pub near Kilshane Cross |

PARK LAYOUT & OCCUPIERS



SCHEDULE OF APPROXIMATE GROSS EXTERNAL FLOOR AREAS

DRAKE HOUSE	sq.m.	sq.ft.
Warehouse		
Approx. unit size (to include office content as required)	22,300	240,000

LARK HOUSE (OPTION A)	sq.m.	sq.ft.
Warehouse		
Approx. unit size (to include office content as required)	23,226	250,000

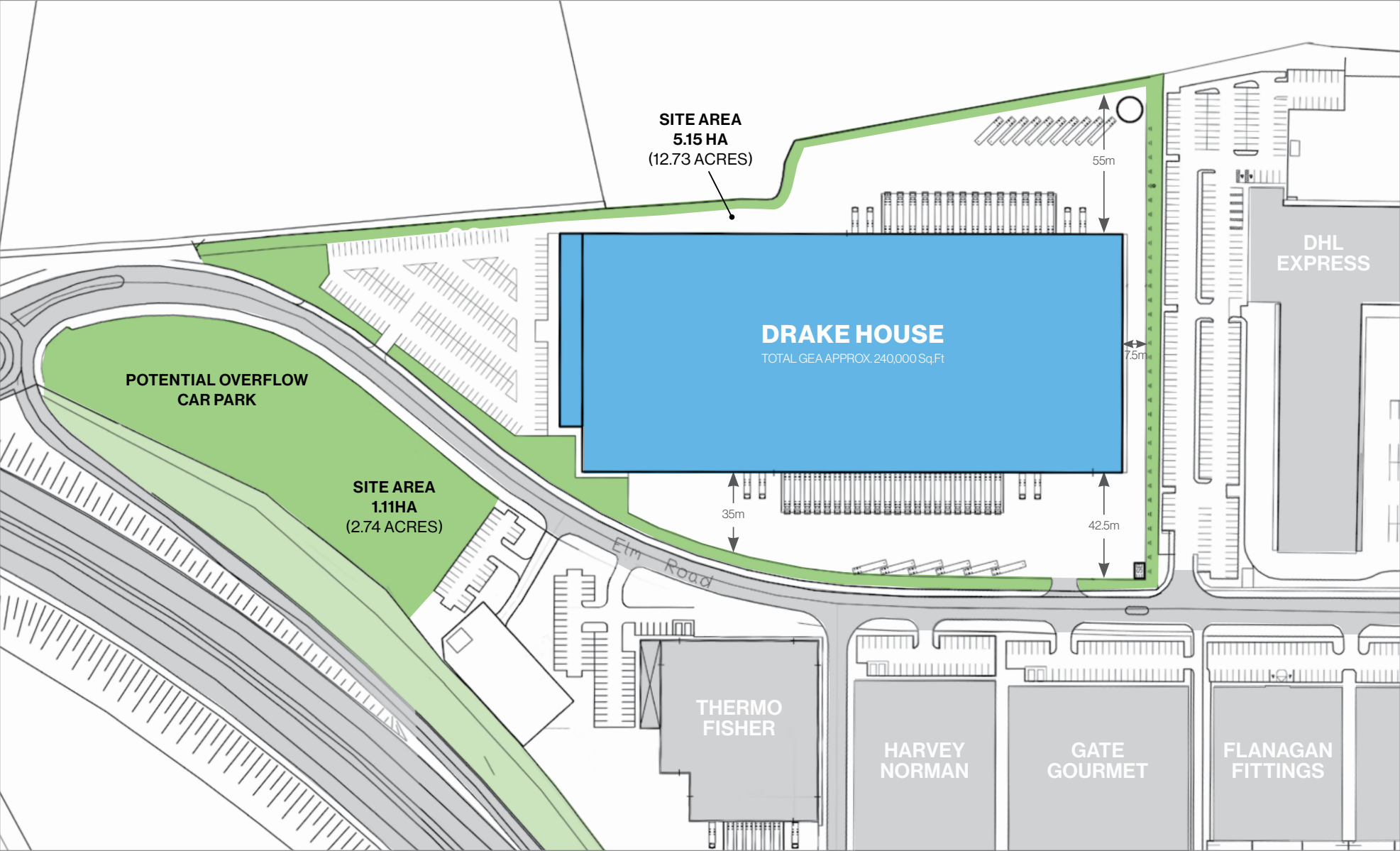
LARK HOUSE (OPTION B)	sq.m.	sq.ft.
Warehouse		
Approx. unit size (to include office content as required)	18,580	200,000

SANDPIPER HOUSE	sq.m.	sq.ft.
Warehouse		
Approx. unit size (to include office content as required)	16,720	180,000

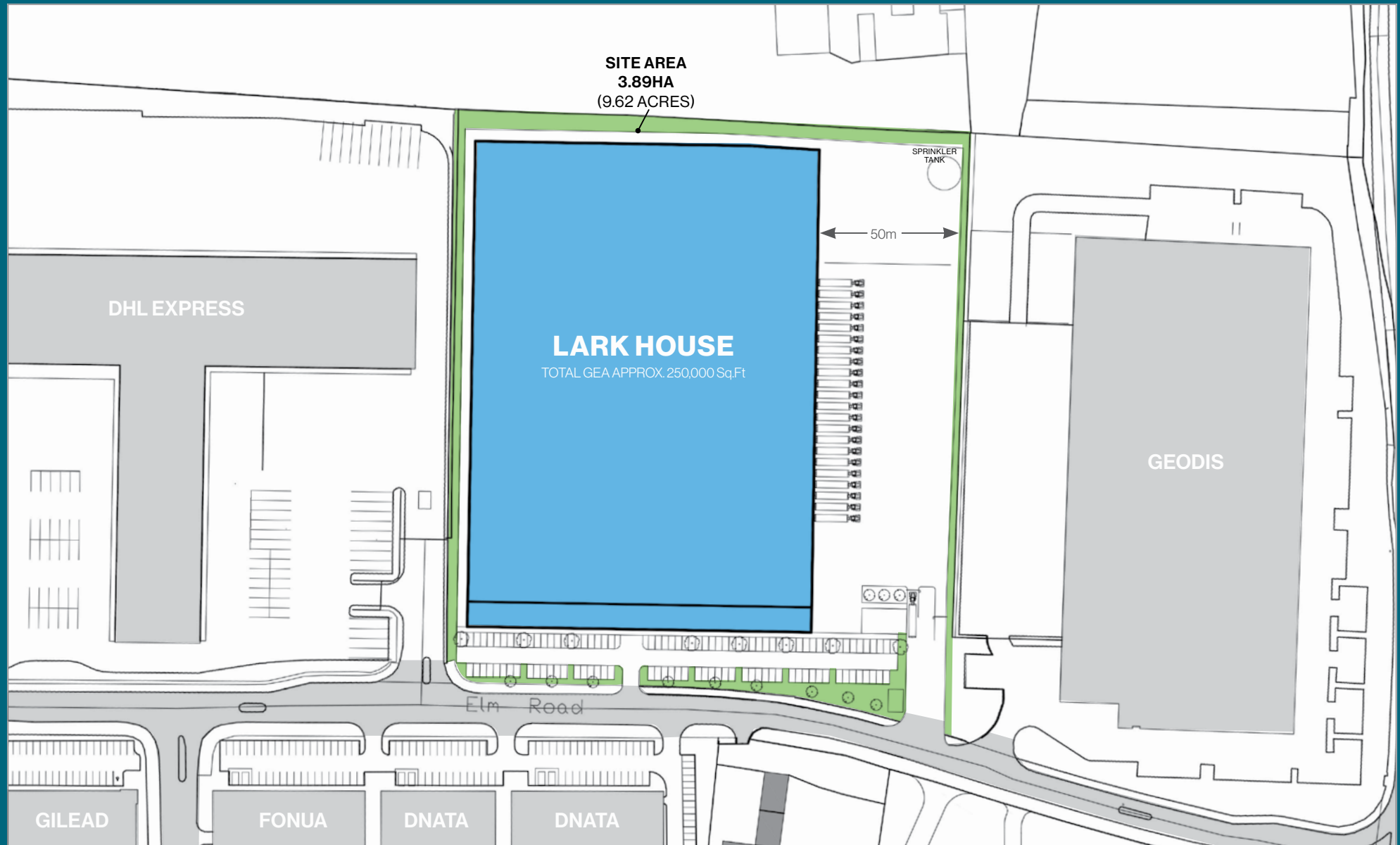
GOLDCREST HOUSE	sq.m.	sq.ft.
Warehouse	4,820	51,882
Office	526	5,661
Total	5,346	57,543

STARLING HOUSE	sq.m.	sq.ft.
Warehouse	2,091	22,500
Office	232	2,500
Total	2,323	25,000

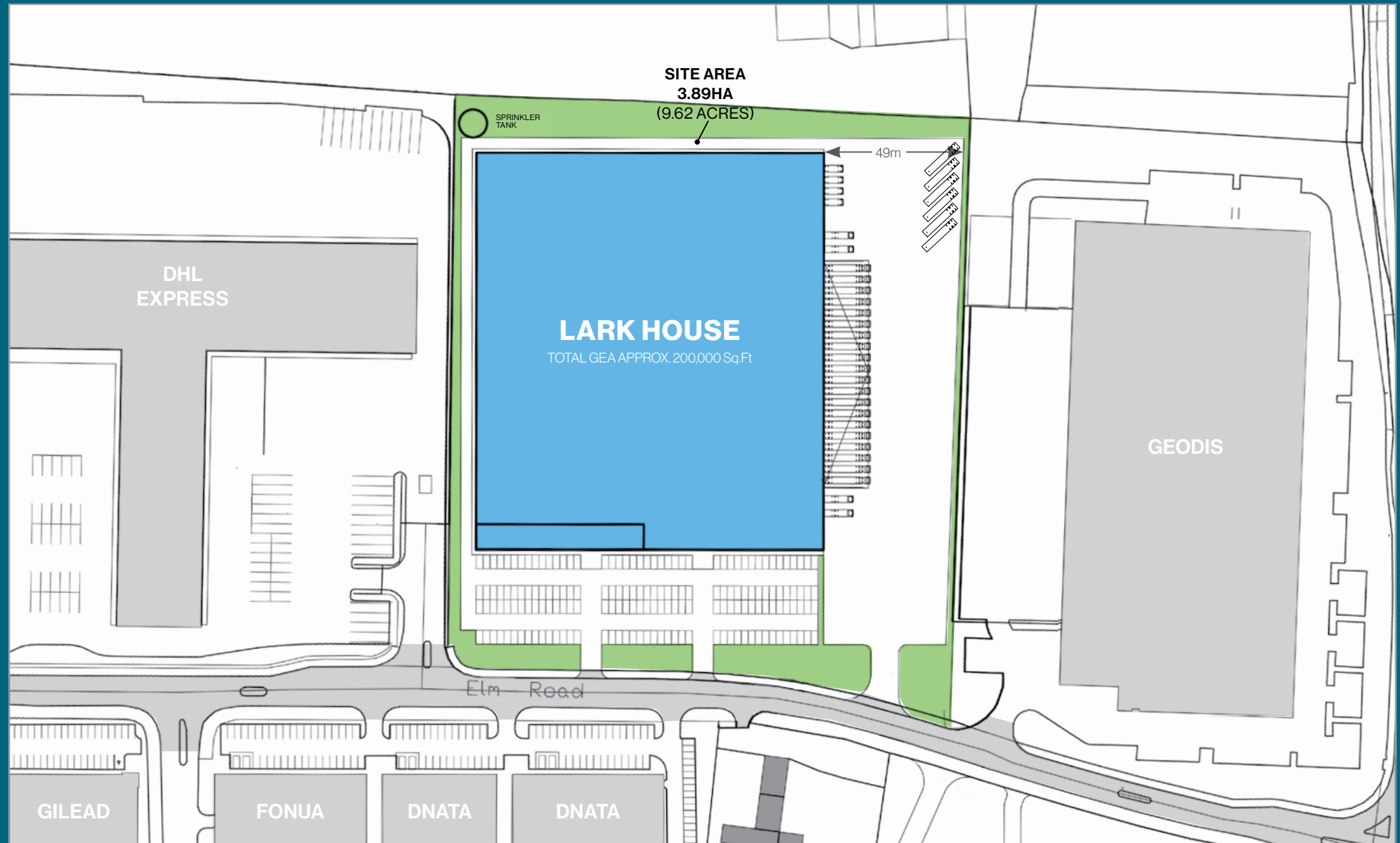
DRAKE HOUSE



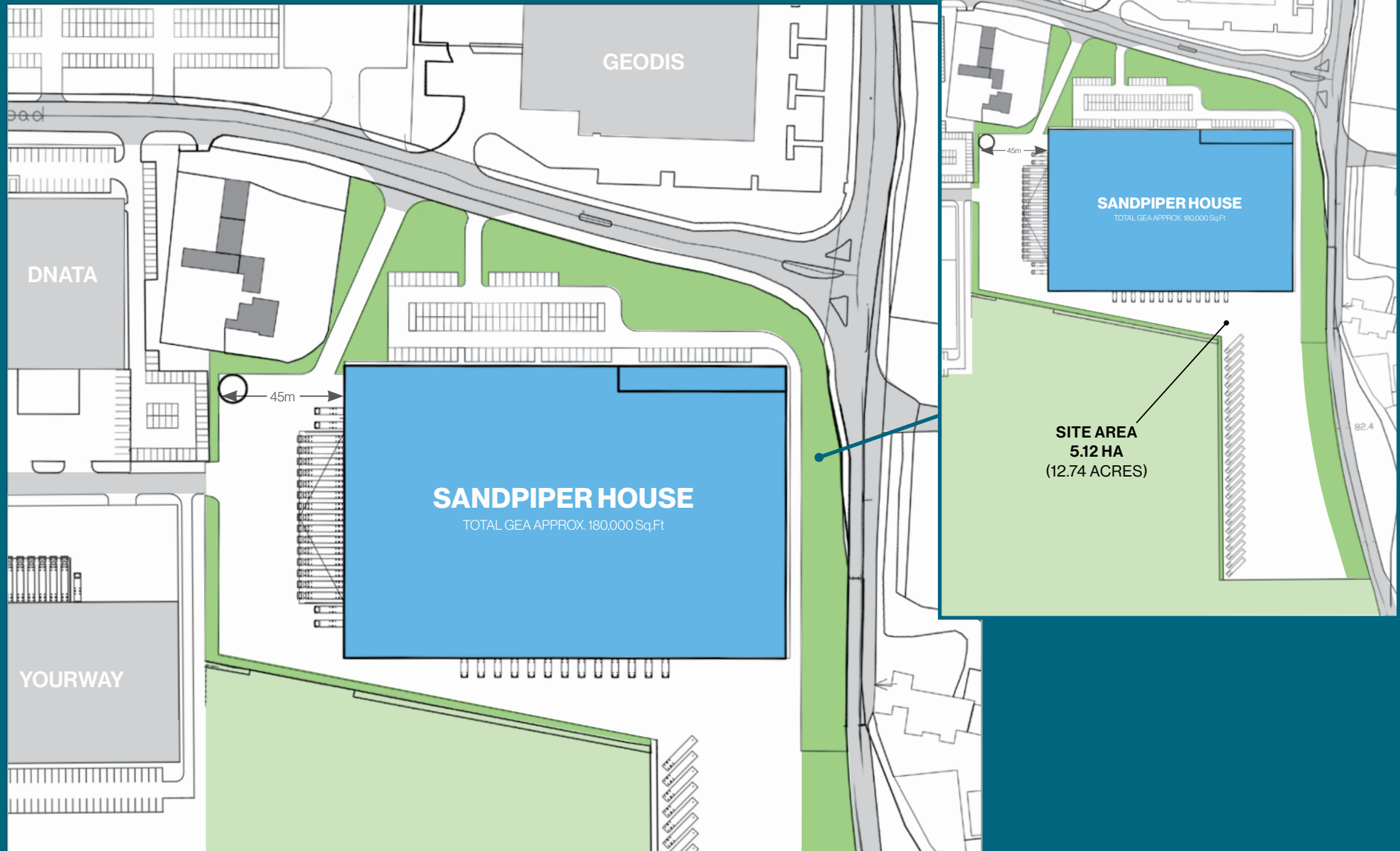
LARK HOUSE - OPTION A



LARK HOUSE - OPTION B



SANDPIPER HOUSE



ABOUT THE PARK



➤ East entrance



➤ West entrance

Dublin AirPort Logistics Park

Dublin AirPort Logistics Park is a high quality business park located within minutes of Dublin Airport and J5 on the M50.

Access controlled and secure environment within a well managed and expertly landscaped business park development.

Industrial facilities of up to 23,000 sq. m. / 250,000 sq. ft. can be provided for sale or to let to occupiers' specifications.

ACTIVE MANAGEMENT

Rohan provide a professional, pro-active and efficient property and facility management service whilst minimising occupiers' costs.

Service charges are typically 10 - 20 cent per sq.ft. per annum (depending on site coverage).

CLASS LEADING SPECIFICATIONS

LEED accreditation – precise levels subject to client requirements.

Clear internal heights to suit requirements.

Steel portal frame construction.

30 – 50 metre secure service yards and dedicated car parking.

Generous loading provision via multiple dock levellers and automated roller shutter doors.

High quality open plan offices over one level or multiple levels as required.



ROHAN

Holdings Limited

Rohan is one of Ireland's longest standing private property investment and development companies.

With over 40 years' experience in land acquisition, design, planning, construction and occupier fit out, we have a proven track record of delivering projects on time, within budget and to our clients' satisfaction.

We, as property owners, managers and developers, are primarily focused on the acquisition and development of prime commercial space and excel in the creation of high-quality, actively managed

business environments that create and sustain investment value.

Rohan's ability to deliver quality environments is most evident in our projects, and we are very proud to count amongst our clients many leading local and global businesses.

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ROHAN

Project Management

R.P.M. has extensive experience and expertise in developing office, industrial, warehouse and logistics facilities. Our focus is to use our knowledge and professionalism to deliver savings and certainty to clients' projects.

R.P.M. can manage a client's project from Concept Phase right through to completion of the Fit-Out Phase. Alternatively, we can manage a single phase of the project. Accordingly, depending on the nature of the project, services available from R.P.M. during the Project Lifecycle can include any or all of the following:

- Project Start-up / feasibility and team selection.
- Design team coordination / liaison with statutory bodies / procurement and tendering.
- Project Management throughout construction phase / cost control and reporting.
- P.C. process including handover / snagging / compliance.
- Management of fit-out and occupation.

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ROHAN

Estate Management

R.E.M. is a specialist property company focused on the management of business parks and industrial estates. We maintain the developments we manage to the very highest standards and thereby maximise tenant satisfaction and asset appreciation while achieving value for money in the provision of services.

It is a combination of over 40 years' experience, proven professionalism, our commitment to innovation and value for money, together with the special understanding that comes from being Property Owners, Managers and Developers that makes Rohan the ideal property partner.

We actively manage business parks through:

- Financial reporting and day-to-day management.
- Budget preparation and service charge control.
- Maintenance planning and contractor management.
- Routine inspections.
- Collection of rent, service charges and insurance.
- Tenant liaison.
- Lease management.
- Landlord and Tenant advice.
- Lease negotiations/renewals and rent reviews.

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New projects are registered under the LEED® green building program. LEED (Leadership in Energy and Environmental Design) is a voluntary rating system to certify sustainable buildings and neighbourhoods.



Rohan Holdings is a proud member of the Irish Green Building Council. The IGBC is a non-profit organisation, launched in 2011 with member organisations and businesses from the entire value chain of the built environment. All are united in one common goal to accelerate the transformation of the built environment, related industry and supply chain to one that is sustainable through leadership, research, education and providing policy input to local and national government.

For more information, visit www.igbc.ie

Dublin AirPort Logistics Park



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