

UNIT 3B DUNSHAUGHLIN MMC PARK

FOR SALE / TO LET

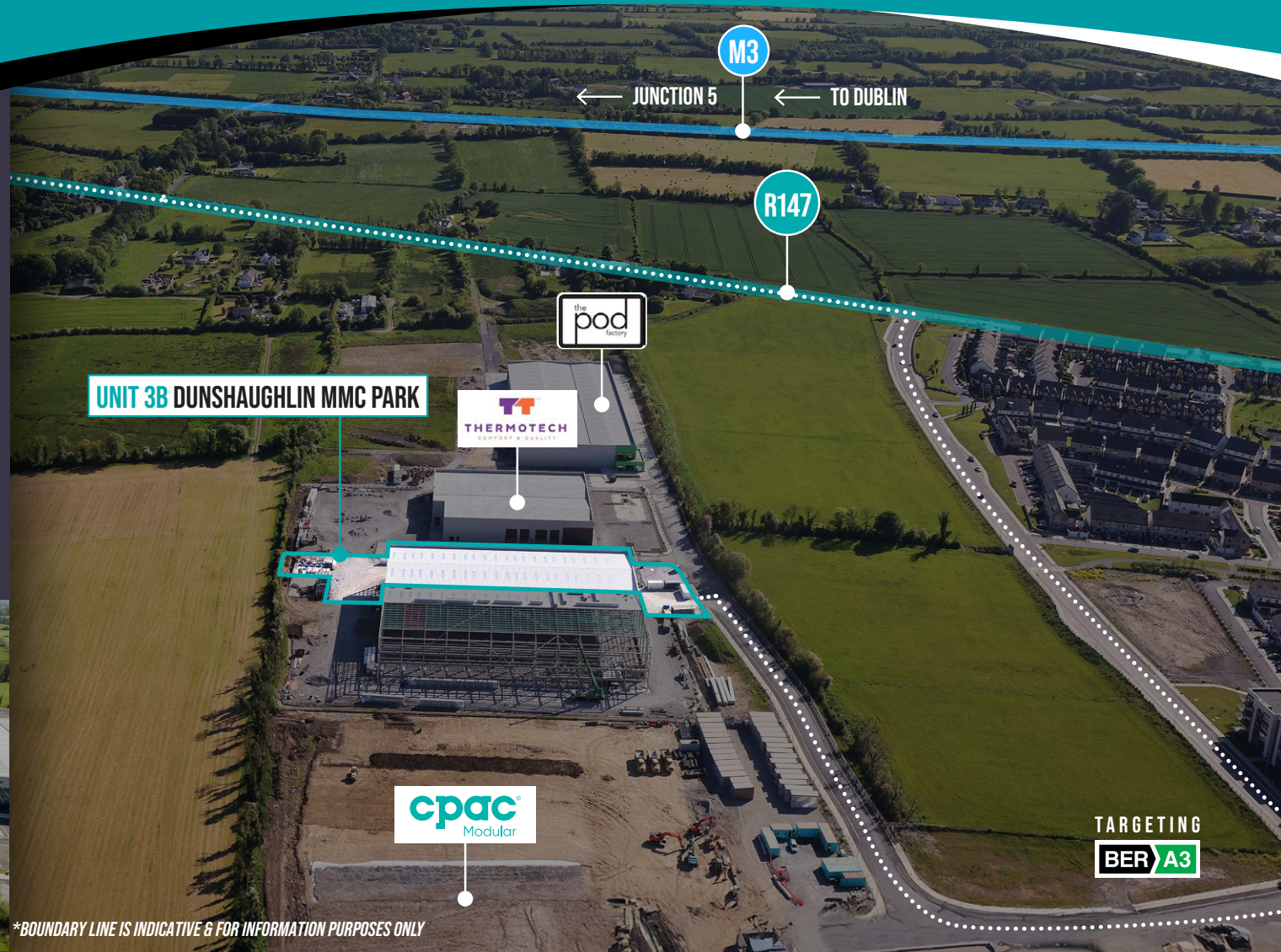
BALLYMURPHY • DUNSHAUGHLIN • CO. MEATH • A85 XW99



NEW SEMI-DETACHED WAREHOUSE
EXTENDING TO APPROX

3,904 sqm

(42,022 sq. ft)



*BOUNDARY LINE IS INDICATIVE & FOR INFORMATION PURPOSES ONLY



LOCATION

Dunshaughlin MMC Park is a new logistics development located within 9.2 kms of the R147 / M3 Junction (J5) and 18.7 kms of Junction 6 on the M50 which provides rapid motorway access to Dublin Airport, the Port Tunnel and all main arterial routes to and from Dublin.

PLANNING & ZONING

The permitted use under the current planning permission is for 'light manufacturing, storage and distribution'.

The property is zoned under objective E2 'Enterprise & Employment' - "To provide for light industrial and industrial office type employment in a high-quality campus environment subject to the requirements of approved framework plans and the provision of necessary physical infrastructure" under the Meath County Development Plan 2021-2027.

Uses that will normally be acceptable include; enterprise centre, light industrial, offices, park & ride, public services, science & technology-based enterprise, telecommunications centre, water services.

Uses that are open for consideration include; adverts, outdoor advertising structures, bring banks, car parks, creche. Energy installation, general industry, civic & amenity recycling facility, café/restaurant, local shop, third level education institution, warehouse.



High-quality semi-detached warehouse extending to approx. 3,904 SQ M (42,022 SQ FT)



Benefits from 2 dock levellers & 2 grade level access doors with a clear internal height of approx 12m



Yard depth of 35m



35 secure parking spaces



Within 9.2 kms of the R147 / M3 Jct (J5) and 18.7 kms of Jct 6 on the M50



The property is zoned E2 'Enterprise & Employment' under the Meath County Development Plan 2021-27



*BOUNDARY LINE IS INDICATIVE & FOR INFORMATION PURPOSES ONLY

SCHEDULE OF ACCOMMODATION

Approx. Gross External floor areas

| | Approx. Sq M | Approx. Sq Ft |
|------------------|--------------|---------------|
| Warehouse | 3,156 | 33,971 |
| 3 Storey Offices | 748 | 8,051 |
| Total | 3,904 | 42,022 |

Intending purchasers or tenants must satisfy themselves as to the accuracy of the measurements and information provided above.

Occupiers in the park include Pod Factory, Thermotech & CPAC whilst occupiers in the locality include MSD, Facebook, IBM, An Post amongst others.

DESCRIPTION

WAREHOUSE:

- Metal frame construction
- Insulated metal deck roof incorporating translucent panels
- 2 dock levellers & 2 grade level access doors
- Clear internal height approx. 12 metres
- 60kn/sq m warehouse floor loading
- 35m yard depth
- LED lighting

OFFICES:

- Three storey, open plan offices located to the front of the unit
- Painted and plastered walls
- Suspended ceilings with LED lighting
- Air to water heating & cooling pump system
- Toilet/shower facilities & kitchenette



INSPECTIONS

All inspections are strictly by appointment through the sole agent, Savills.

RATES

On Application

SERVICE CHARGE

On Application

BER

Targeting **BER A3**

PRICE / RENT

On Application



FURTHER INFORMATION

For more information or to arrange a viewing please contact:

Gavin Butler

Director

T: +353 1 618 1340

M: +353 87 263 9236

E: gavin.butler@savills.ie

PSA Number: 002233-002934

Andrew Geraghty

Graduate Surveyor

T: +353 1 618 1373

M: +353 86 203 8857

E: andrew.geraghty@savills.ie

PSA Number: 002233-005539

PROPERTY MISREPRESENTATION ACT. The Vendors/Lessors and their Agents give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor Savills UK nor any of their employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor Savills UK nor any of their employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/lessee or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/ lessees shall be liable for any VAT arising on the transaction. Designed and produced by Creativeworld. Tel +44 [0] 1282 858200. October 2025.