



UNIT ONE
DUBLIN AIRPORT LOGISTICS PARK

Offices to Let

St Margaret's, Co. Dublin

Description

Unit 1 Dublin Airport Logistics Park comprises 2,100 sq. m. (22,602 sq. ft.) of office space extending over the first and second floors of the building. The offices are accessed via an impressive double height reception area with a high speed passenger lift. The suites provide occupiers with flexible, efficient floorplates and excellent natural light.

Each floor has the potential to be subdivided into 2 separate offices suites accommodating requirements from 454 sq. m. (4,886 sq. ft.) - 2,100 sq. m. (22,602 sq. ft.). Suites 1, 2, & 3 are open plan in configuration whilst Suite 4 benefits from a mix of open plan space, executive offices and a boardroom with a superb view of the main runway for Dublin Airport.

There is a very generous car parking ratio of 3 spaces per 1,000 sq. ft. provided with the accommodation.

Additional annual outgoings associated with the property are exceptionally low.



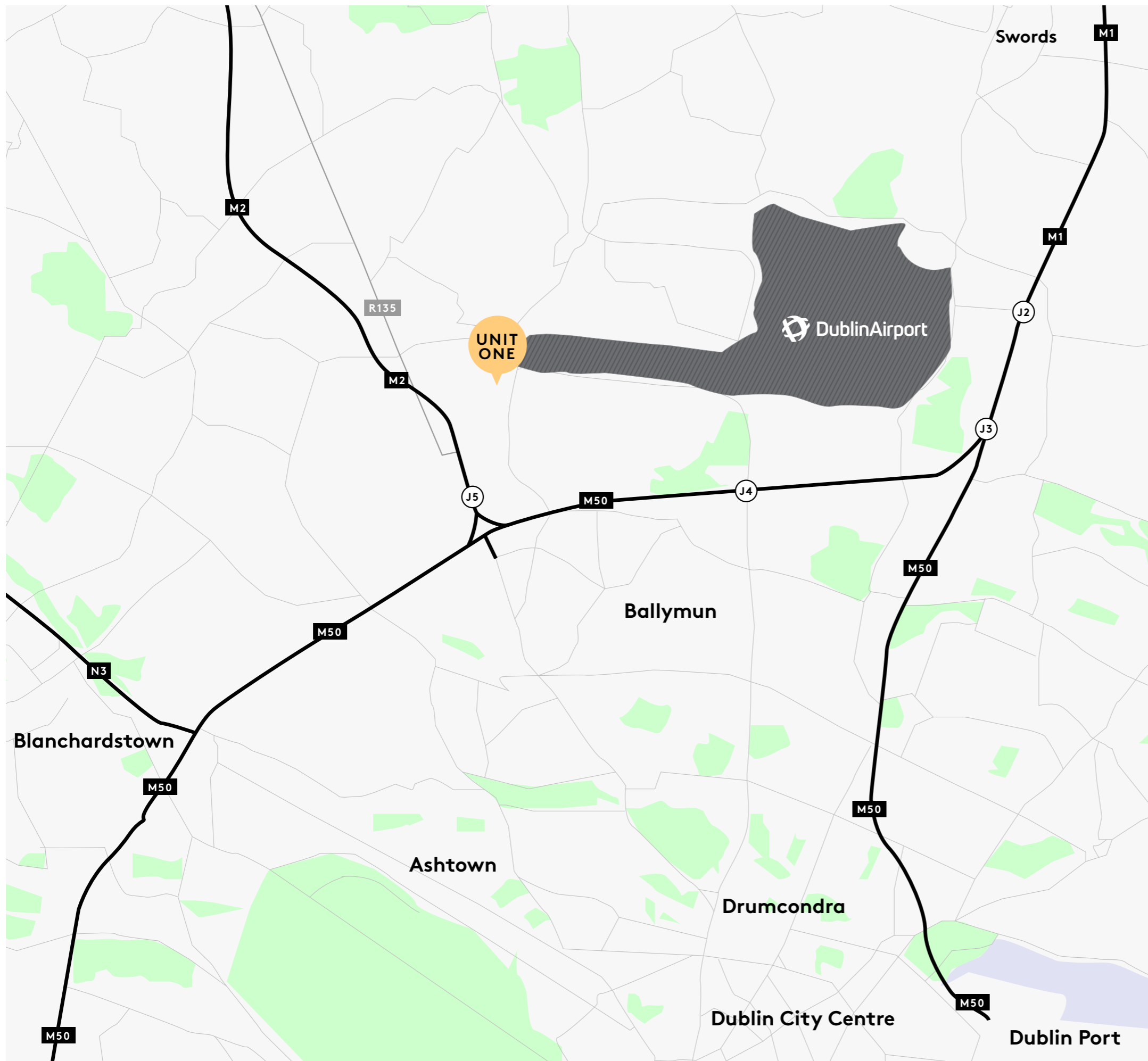
Location

Unit 1, Dublin Airport Logistics Park occupies a high profile position at the entrance to the business park just off the R122. Located in the Metro North Economic Corridor in St Margaret's, Dublin Airport Logistics Park is strategically positioned along excellent road infrastructure to offer immediate access onto the M2 and M50. Dublin Airport is within a 8 minute drive and The Port Tunnel is 10 minutes away. In addition, the area is also served by a bus route on St Margaret's Road.


The Business Park is an established commercial location with local occupiers including, Geodis, Gilead Sciences, Simtech Aviation, Harvey Norman, Holland & Barrett, DNATA, Gate Gourmet, DHL and Frank Flanagan Fittings, all located in the immediate vicinity. There are excellent local amenities with numerous hotels, restaurants, shops and cafes only a short distance away.




- > Solid floors
- > Suspended ceilings with efficient recessed LED lighting
- > Air conditioning
- > Kitchenette facilities (each floor level)
- > Impressive double height reception area
- > 8 no. person passenger lift
- > Ladies and Gents toilets
- > Security alarm
- > Fire alarm
- > CCTV
- > 68 No. car parking spaces.



Drive times

 City	
Belfast	1hr 45mins
Rosslare	2hr
Galway	2hr 15mins
Limerick	2hr 15mins
Cork	2hr 45min

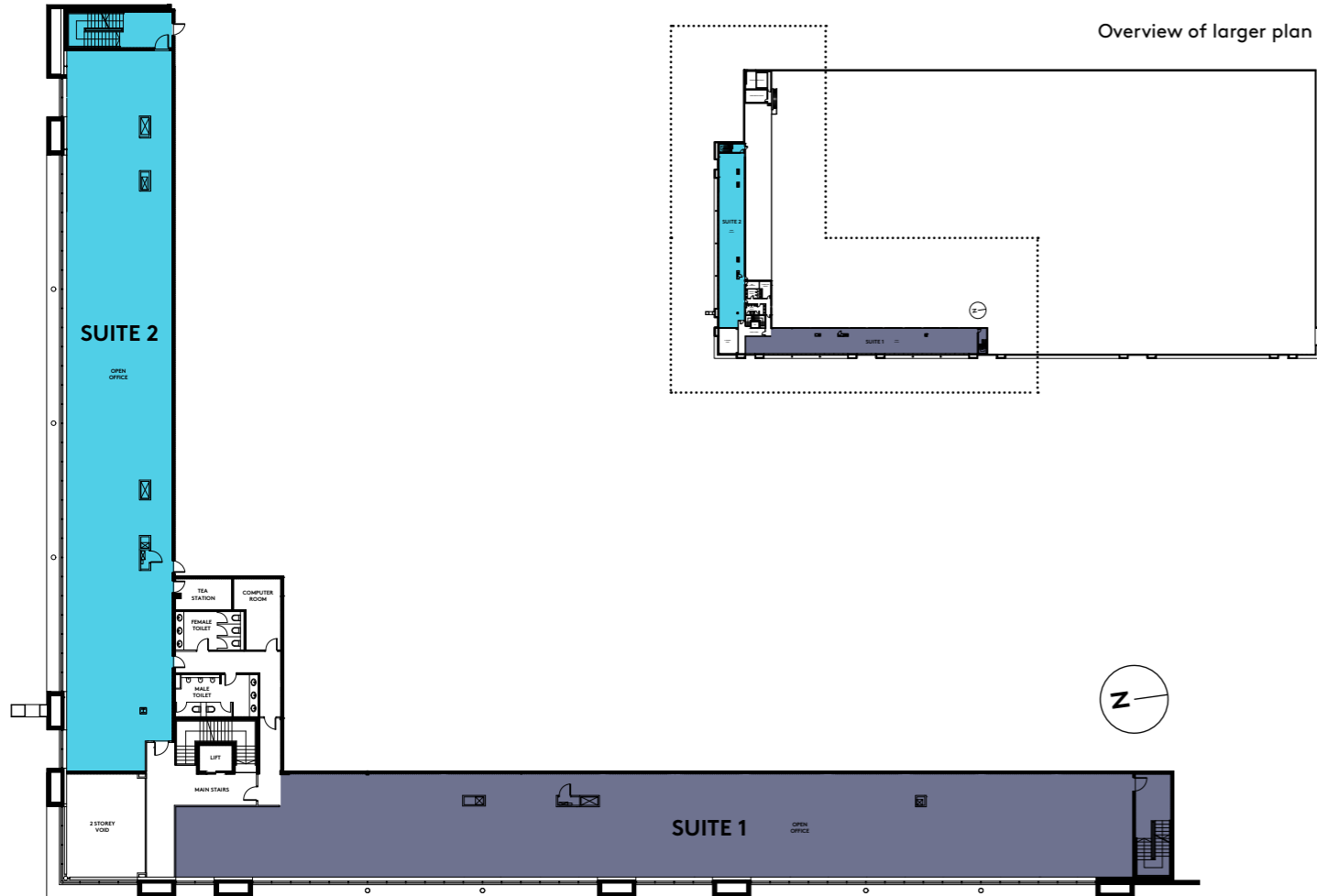
 Motorways	
M50 (Junction 5) / M2	2mins
M50 (Junction 6) / M3	6mins
M50 (Junction 7) / M4	8mins
M50 (Junction 3) / M1	8mins
M50 (Junction 9) / M7	10mins
M50 (Junction 10) / Ballymount	11mins
M50 (Junction 11) / Tallaght	14mins

 Dublin Airport	8mins
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 Dublin Port Tunnel	10mins
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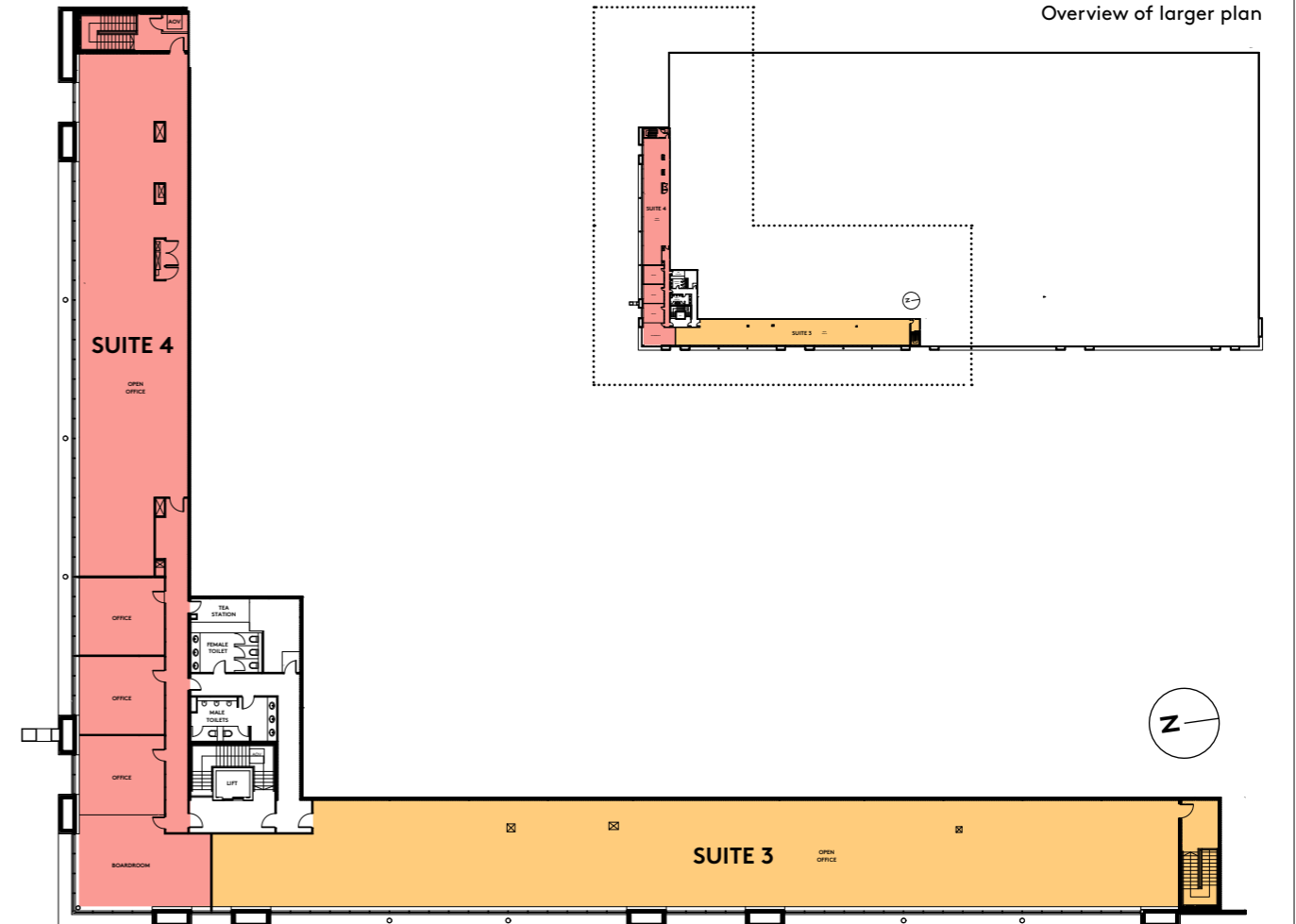
First Floor

1,023 Sq. m.
11,010 Sq. ft.



Second Floor

1,077 Sq. m.
11,592 Sq. ft.



Total floor area

First Floor	Sq. m.	Sq. ft.
Suite 1	569	6,124
Suite 2	454	4,886
Total	1,023	11,010
Second Floor	Sq. m.	Sq. ft.
Suite 3	544	5,855
Suite 4	533	5,737
Total	1,077	11,592
Total floor area	2,100	22,602

Floor areas are measured on a Gross Internal basis.
All measurements will be subject to a final measurement.

Further Information

Commercial terms available on request. Inspections strictly by appointment through Joint Letting Agents HARVEY and BNP Paribas Real Estate.

Contact



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DISCLAIMER

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