

# UNIT 3B DUNSHAUGHLIN MMC PARK

FOR SALE / TO LET

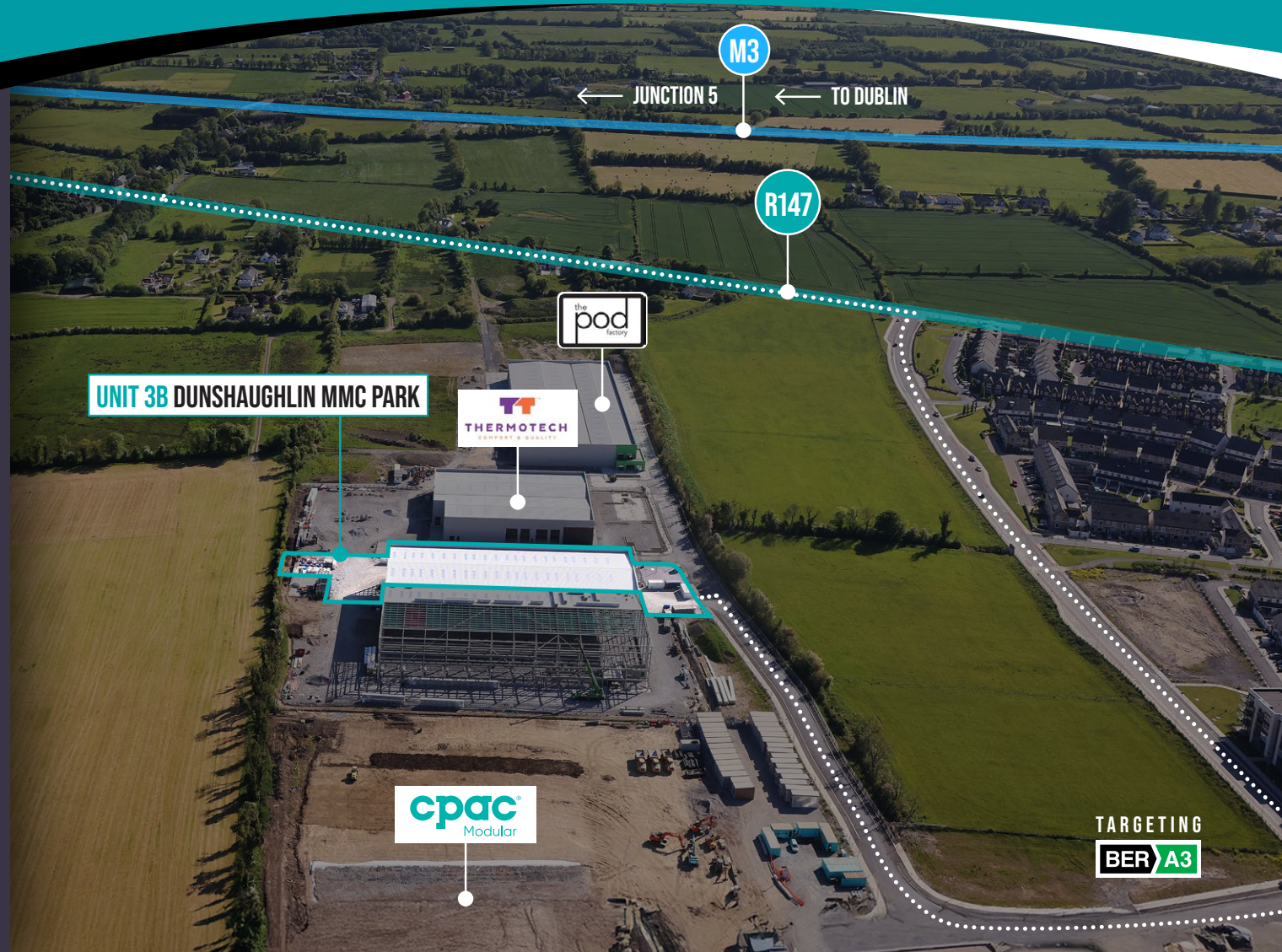
BALLYMURPHY • DUNSHAUGHLIN • CO. MEATH • A85 XW99

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NEW SEMI-DETACHED  
WAREHOUSE EXTENDING  
TO APPROX

**3,904** SQ M  
(42,022 sq. ft.)

\*BOUNDARY LINE IS INDICATIVE & FOR INFORMATION PURPOSES ONLY





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## 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





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## 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
<b>Total</b>	<b>3,904</b>	<b>42,022</b>

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](mailto:gavin.butler@savills.ie)

PSA Number: 002233-002934

### Gabija Vaicekauskite

Graduate Surveyor

T: +353 1 618 1348

M: +353 86 169 5187

E: [gabija.vaicekauskite@savills.ie](mailto:gabija.vaicekauskite@savills.ie)

PSA Number: 002233-009790

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