

FOR SALE



COBALT HOUSE

HUNTSTOWN BUSINESS PARK • CAPPAGH ROAD
BALLYCOOLIN • D11 APR4

**New Build, Detached Warehouse & Office Facility
With Excellent Energy Rating
Vacant Possession**





Detached, New Build Warehouse & Office Facility



BER A2 Rated



Single Span Warehouse with Clear Internal Height of 12 m



2 No. Dock Levellers & 1 No. Level Access Door



Specification Includes EV Chargers, Showers and Kitchen



Feature Curtain Wall Glazing



Gated & Fenced Yard





Accommodation

Measurement Application – Gross External

Description	sq m	sq ft
Warehouse	2,466.30	26,547
2 Storey Offices	401.70	4,323
Plant Deck	51.20	552
Total	2,919.20	31,422

Intending tenants are specifically advised to verify all information, including floor areas. See disclaimer.

PROPERTY DESCRIPTION

Warehouse

- Single span steel portal frame construction
- Insulated metal deck roof incorporating translucent roof panels
- 2 dock levellers
- 1 level access door
- Clear internal height of approx. 12 m
- FM2 Grade floor
- Yard Depth of 36 - 40 m
- High output LED lighting

Offices & Staff Facilities

- Striking curtain wall glazing system to front elevation
- Two storey offices and staff facilities
- High quality accommodation including kitchenettes, staff WC and shower facilities
- Suspended ceilings with recessed LED lighting, perimeter trunking and carpeted floors
- PIR sensors throughout
- Fully air-conditioned, highly sustainable with a BER A2





A Strategic Position

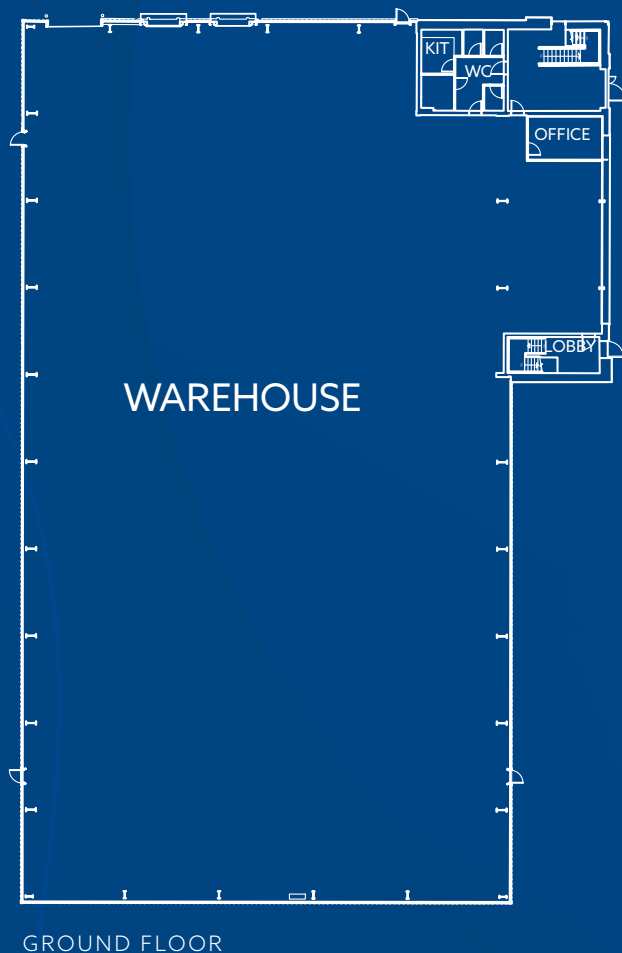
Cobalt House enjoys a strategic position in Huntstown Business Park, located on the western site of the Cappagh Road in Ballycoolin, 16 km northwest of Dublin City Centre. The property is equidistant from Junctions 5 & 6 of the M50 Motorway, providing ease of access to Dublin Airport, Dublin Port Tunnel and all main arterial routes on Ireland’s national road network.

Notable occupiers in the Park include Coca-Cola HBC, Pallet Xpress, Transland, Alltrans, Ace Express and Balkania.

Drive Times	Mins
M50 Motorway (Junction 5)	8
M50 Motorway (Junction 6)	9
Dublin International Airport	12
M1 Motorway (Junction 3)	12
Dublin Port Tunnel	14
Dublin City Centre	20

(Source: Google Maps, Off-Peak)

CLICK HERE FOR GOOGLE MAPS



GROUND FLOOR



FIRST FLOOR

Price

On application.

BER

BER No: 801090317

EPI: 52.27 kWh/m²/yr**TITLE**

Freehold.

Sole Selling Agent

PSRA Licence No. 002027

www.harvey.ie**+353 1 453 2755****Kevin McHugh**

kmchugh@harvey.ie

Hugh Herity

hherity@harvey.ie

DISCLAIMER

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