

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



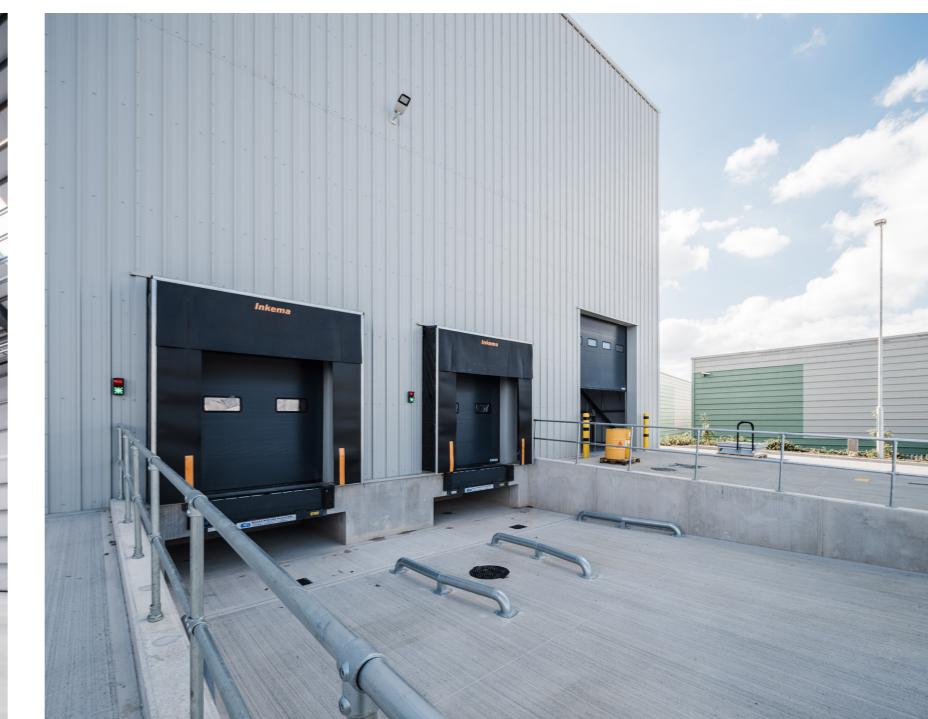
Specification Includes EV Chargers, Showers and Kitchen



Feature Curtain Wall Glazing



Gated & Fenced Yard





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

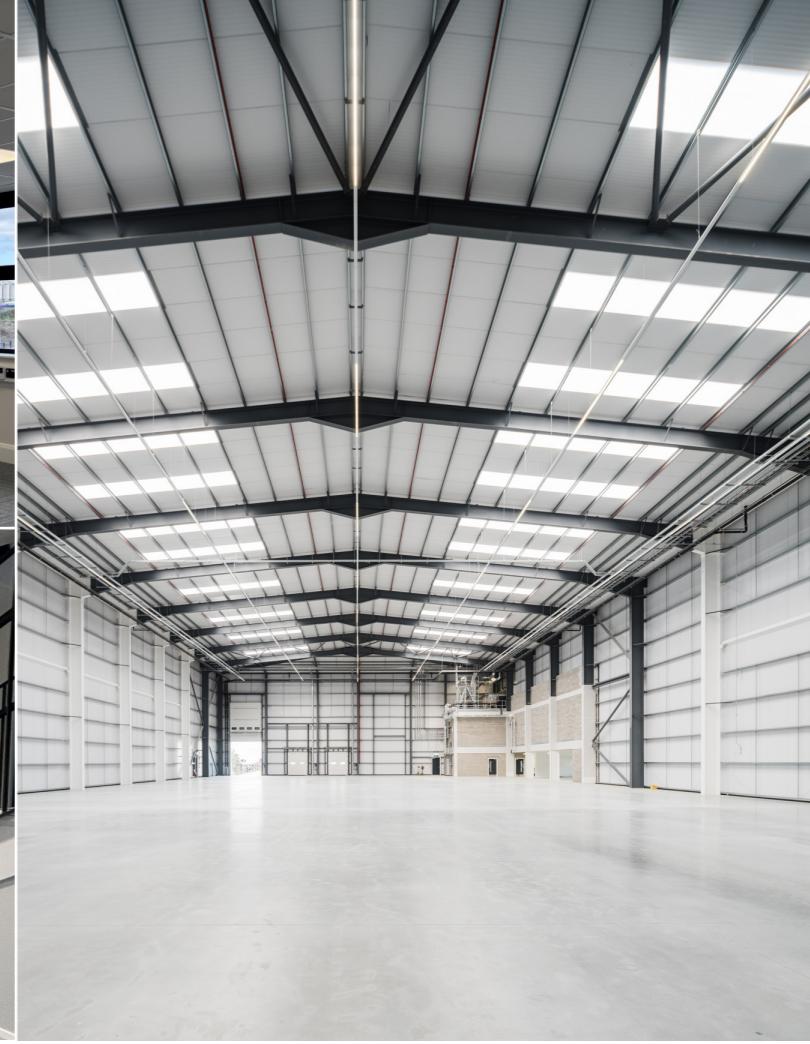
- Striking curtain wall glazing system to front elevation
- Two storey offices and staff facilities
- High quality accommodation including kitchenettes, staff WC and shower facilities
- Suspended ceilings with recessed LED lighting, perimeter trunking and carpeted floors
- PIR sensors throughout
- Fully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

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.





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.

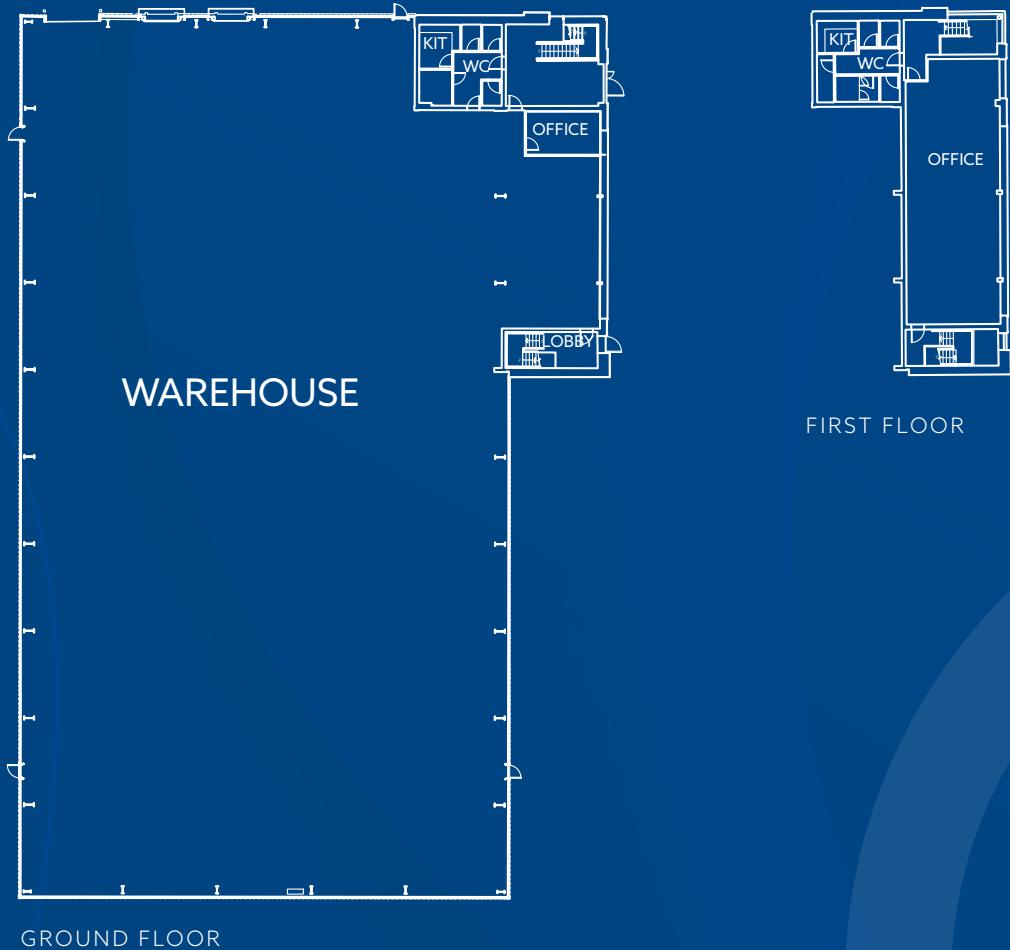
Drive Times Mins

| | | |
|----------|------------------------------|----|
| \ | M50 Motorway (Junction 5) | 8 |
| \ | M50 Motorway (Junction 6) | 9 |
| ✈ | Dublin International Airport | 12 |
| \ | M1 Motorway (Junction 3) | 12 |
| _tunnel | Dublin Port Tunnel | 14 |
| mountain | Dublin City Centre | 20 |

(Source: Google Maps, Off-Peak)

[CLICK HERE FOR GOOGLE MAPS](#)

PLAN LAYOUT



Price

On application.

BER

 BER A2

BER No: 801090317

EPI: 52.27 kWh/m²/yr

TITLE

Freehold.

Sole Selling Agent



PSRA Licence No. 002027

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DISCLAIMER

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