

TO LET

# NEWTOWN HUB

Malahide Road Industrial Park, Coolock, Dublin 17

LANDMARK WAREHOUSE FACILITY AT THE  
HUB OF ALL MAJOR TRANSPORTATION NODES

# PROPERTY OVERVIEW



High profile detached industrial facility of approx. 6,924 sq m/ 74,538 sq ft on a secure site of approx. 1.5 hectares | 3.8 acres.



Property has undergone a significant refurbishment including full office upgrade, expansion of yard space with planning for 2 dock levellers.



68 car parking spaces including 6 EV charging spaces, serviced via 3 x double socket charging points.



Superb location with high profile frontage onto the Malahide Road / Priorswood Road roundabout with immediate access onto the Malahide Road.



Access to quality bus corridor giving high frequency access to surrounding areas and City Centre.



Excellent access to the M1/M50 junction (J3), to Dublin Airport and the Dublin Port Tunnel.



  
**6 EV  
CHARGING  
PARKING SPACES**

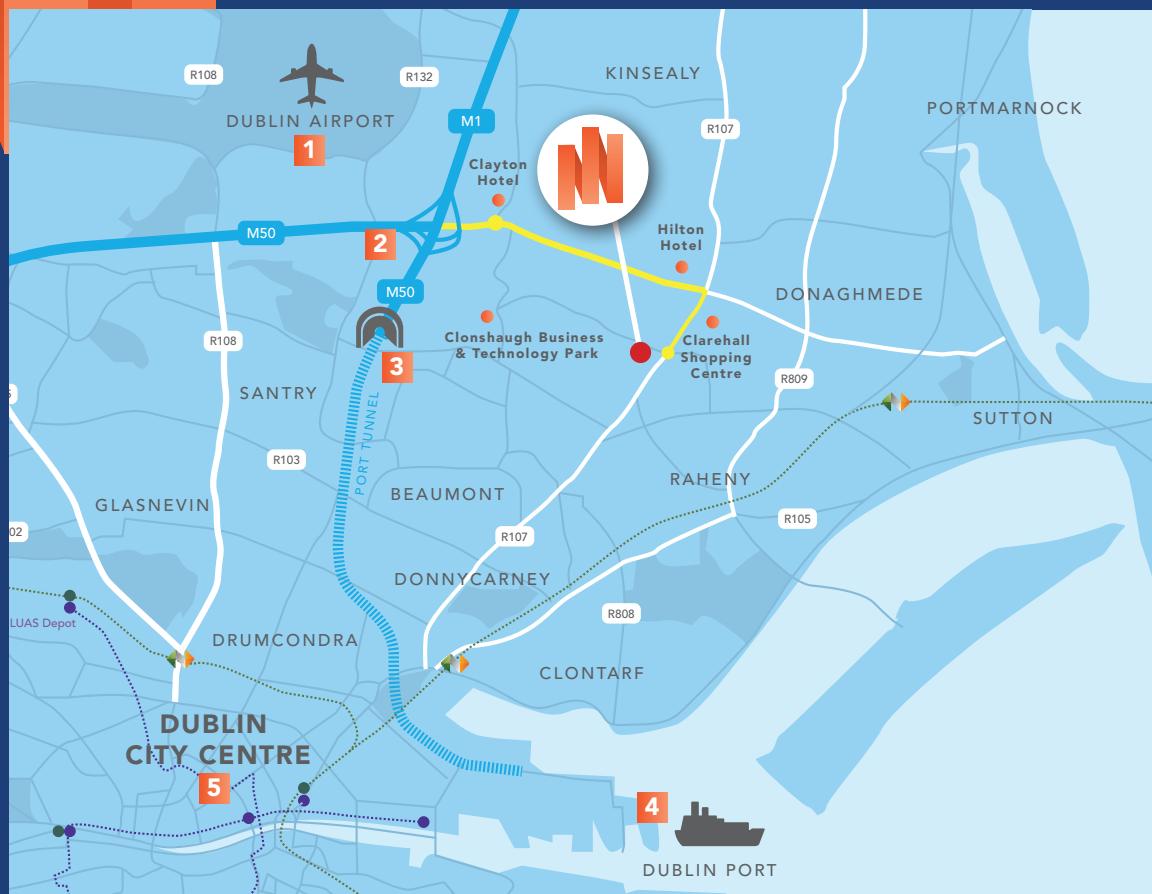


**APPROX.  
6,924 SQ M  
74,538 SQ FT**



**260M OF  
FRONTAGE TO  
MALAHIDE AND  
PRIORSWOOD  
ROADS**

## PIVOTAL LOCATION WITHIN 10 MINUTES OF DUBLIN PORT TUNNEL AND M50



1 DUBLIN AIRPORT	7.5 KM	11 MINS
2 M50/M1	4 KM	7 MINS
3 DUBLIN PORT TUNNEL	6 KM	8 MINS
4 DUBLIN PORT	8 KM	12 MINS
5 DUBLIN CITY CENTRE	8KM	16 MINS

PLEASE NOTE ALL TIMES AND DISTANCES ARE APPROX.

# PROPERTY LOCATION

The subject property is located fronting Malahide Road, one of the city's busiest arterial routes. The property occupies a prominent corner site position flanked by Priorswood Road to the north and Malahide Road to the east. The property is in close proximity to a number of leading occupiers including ABC Abrasives, Mondelez Europe, Pulse Logistics, Gist, Screwfix, Chadwicks and Woodies amongst others.



The location is well served by public transport and has the benefit of the following bus routes:

15	BALLYCULLEN ROAD	>>	CLONGRIFFEN
27	JOBSTOWN	>>	CLARE HALL
27A	EDEN QUAY	>>	BLUNDEN DRIVE
27 X	UCD BELFIELD	>>	27 CLARE HALL
42	PORTMARNOCK	>>	EDEN QUAY
42N	D'OLIER STREET	>>	STRAND ROAD
43	TALBOT STREET	>>	SWORDS BUSINESS PARK

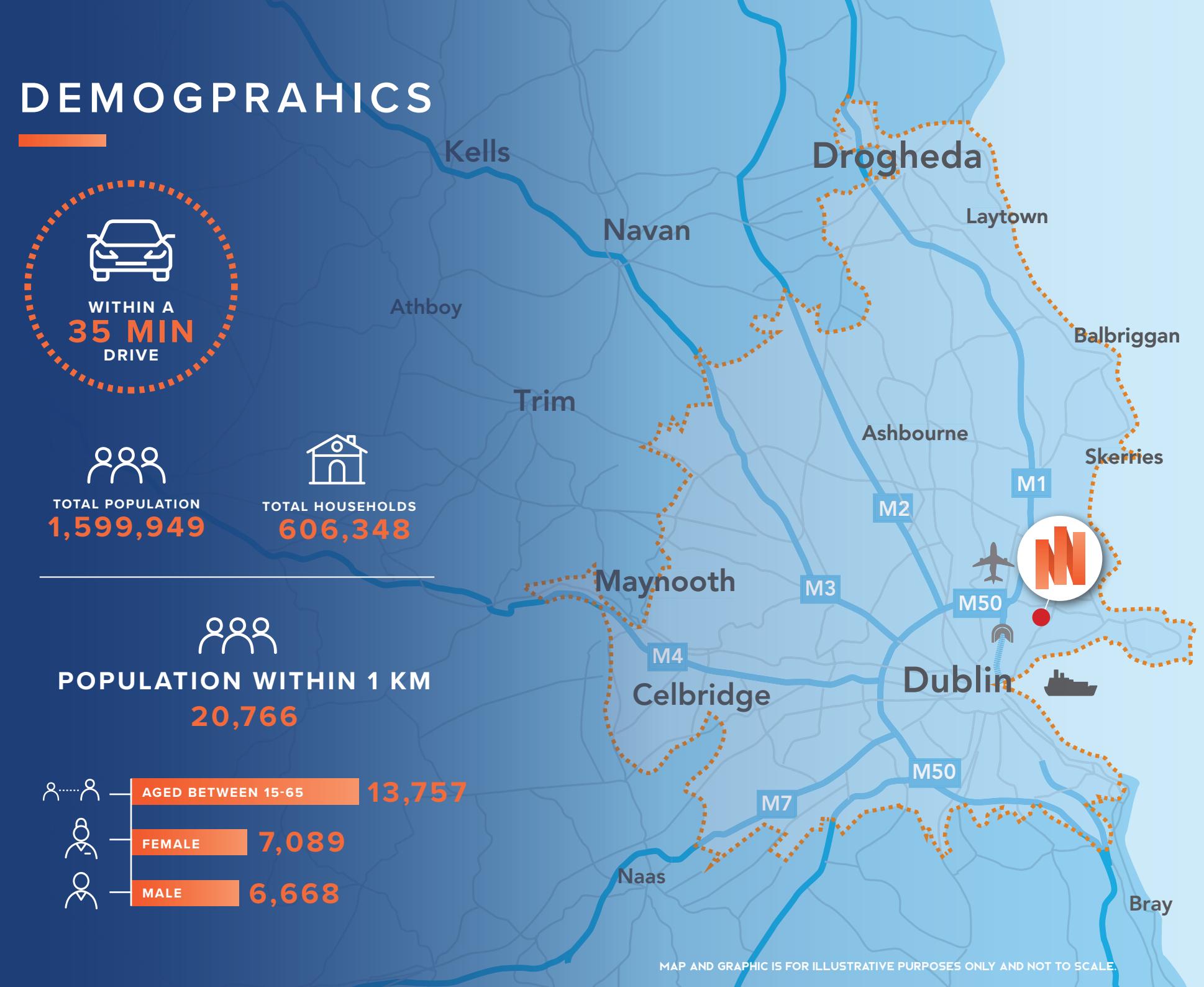
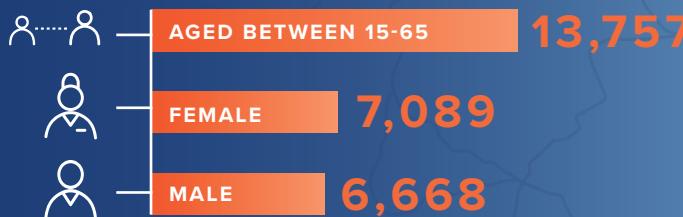
# DEMOGRAPHICS



**TOTAL POPULATION**  
**1,599,949**

**TOTAL HOUSEHOLDS**  
**606,348**

**POPULATION WITHIN 1 KM**  
**20,766**



# PROPERTY DESCRIPTION

## Schedule of Accommodation

Approx. gross external floor areas:

Accommodation	Size (sq m)	Size (sq ft)
Warehouse 1 (clear internal height of 5.6m)	2,508	26,999
Warehouse 2 (clear internal height of 8.3m)	3,795	40,850
Two storey offices	621	6,689
<b>Total</b>	<b>6,924</b>	<b>74,538</b>

## Site Area

Approx. 1.54 hectares / 3.8 acres

## Yard

The property has extensive yard space which is approx. 45m deep x 55m wide

All measurements are approximate and for information purposes only. Intending occupiers must satisfy themselves as to the accuracy of the measurements and information provided above.



## WAREHOUSE 1

can accommodate up to approx

**1,899**  
PALLET POSITIONS

## WAREHOUSE 2

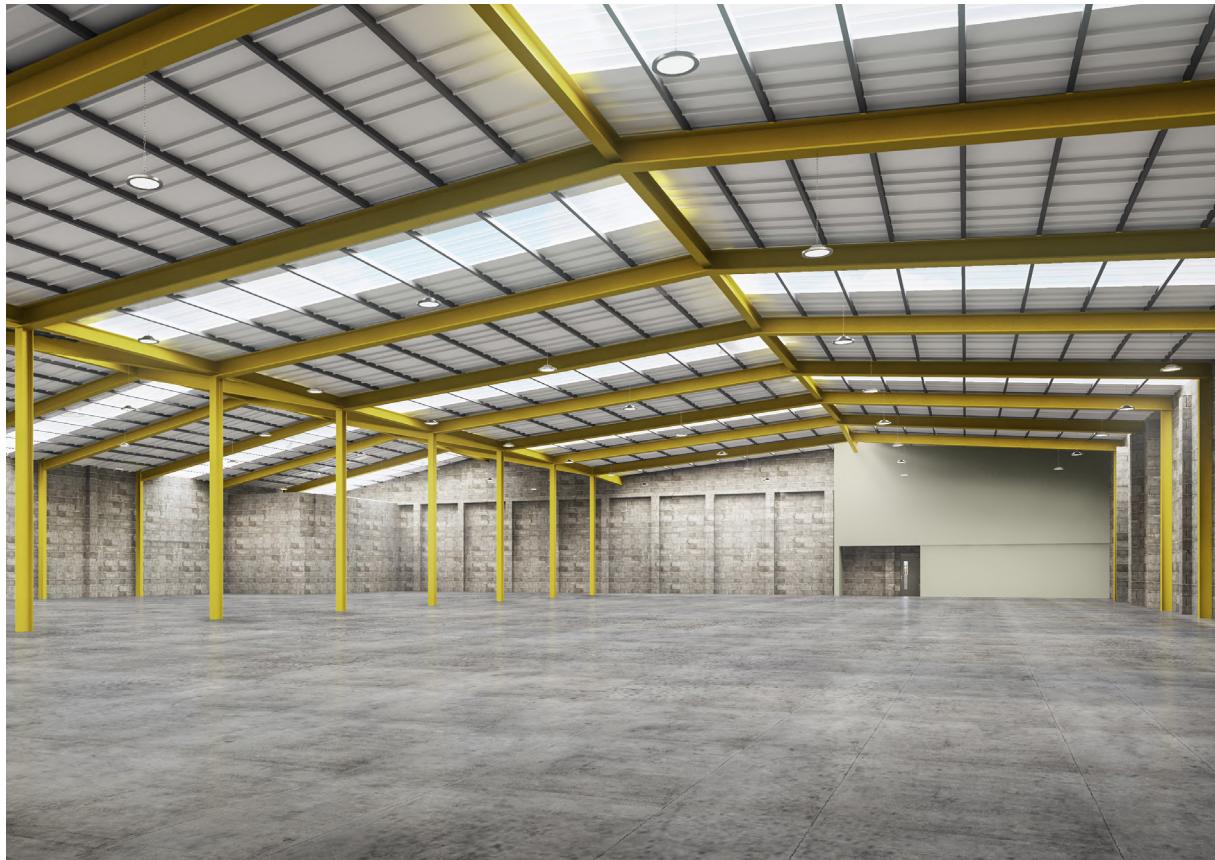
can accommodate up to approx

**4,842**  
PALLET POSITIONS

## TOTAL

can accommodate up to approx

**6,741**  
PALLET POSITIONS



# WAREHOUSE SPECIFICATION

- Combination of concrete portal and metal frame construction.
- Concrete block walls with insulated cladding.
- 6 no. ground level roller shutter doors and full planning permission in place for 2 dock level loading doors.
- Clear internal height ranging from 5.6m – 8.3m.
- Insulated metal deck roof with translucent panels.
- LED lighting to a lux level of 300 (average).
- Sealed and painted concrete floor.
- Power supply of 200Kva.
- Secure service yard approximately 45m wide by 55m deep.



SIX ROLLER SHUTTER  
DOORS AND FULL  
PLANNING PERMISSION  
FOR TWO DOCK  
LEVELERS



SEALED  
& PAINTED  
FLOOR



POWER  
SUPPLY OF  
200 KVA



CLEAR  
INTERNAL  
HEIGHT UP  
TO 8.3M



DEDICATED  
SECURE  
SERVICE  
YARD



LED LIGHTING  
THROUGHOUT  
WAREHOUSE



# OFFICE SPECIFICATION

- Suspended ceilings with recessed LED lighting to a lux level of 500 (average) at desk level.
- Open plan design.
- Painted and plastered walls.
- Perimeter trunking.
- Fully bonded heavy contact carpet.
- Double glazed aluminium framed windows.
- Heating provided by air source heat pump throughout.
- Fully fitted kitchenette facilities at both ground and first floor levels.
- Shower and staff changing facilities at ground floor level.
- High quality fully fitted toilets to the ground and first floor.
- Total of 68 car parking spaces including 6 EV charging spaces, serviced via 3 x double socket charging points.



OPEN PLAN  
DESIGN



HEAT PUMP  
SYSTEM



SHOWER &  
CHANGING  
FACILITIES



KITCHENETTE  
FACILITIES ON  
THE GROUND &  
FIRST FLOOR



LED LIGHTING  
THROUGHOUT  
THE OFFICES



## Services

We understand that all mains' services are provided and connected to the property.

## Rates

The rateable valuation is €189,600. The rates payable for 2025 are €53,467.20.

## Inspections

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

## Rent

On application.

## BER



BER No. 801118407

## Professional Team

Technical Consultant & Project Manager  
Arcadis Ireland

Mechanical & Electrical Consultant  
Renaissance Engineering

Building Control & Fire Safety Consultant  
John A. McCarthy

Asbestos Consultant  
OHSS

Civil & Structural Engineer  
DRA

Planning & Design Services  
WCS

## Solicitors

**Byrne Wallace**  
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