

# 34 | MAGNA AVENUE

Prime Logistics Facility  
With Staff Amenities Like No Other





# 34 | MAGNA AVENUE

Magna Business Park, Citywest, Dublin 24

## PRESTIGIOUS, HEADQUARTERS LOGISTICS & OFFICE FACILITY



**13,904 sq m**  
**149,665 sq ft**



**LUAS Stop**  
**13 minutes walk**

### POSITION

- Prime south Dublin location
- Prominent corner position
- Managed, corporate environment

### ACCESS

- 13 mins walk to LUAS stop
- 4 mins drive to N7
- 8 mins drive to M50

### AMENITIES

- 3 mins walk to Spar and creche
- 9 mins walk to shopping centre
- 9 mins walk to cafes & restaurants

### CAPACITY

- 14 Dock Levellers and 2 Level Access Doors
- 17 No. HGV parking spaces
- 12 m. clear internal height

# STAFF AMENITIES LIKE NO OTHER


## CITYWEST SHOPPING CENTRE

Just 9 minutes walk from 34 Magna Avenue, and with its own LUAS Stop, Citywest Shopping Centre provides a wealth of staff amenities unrivalled by other industrial & logistics developments.

 9 mins walk


### COFFEE, FOOD, GYM, HEALTH, BEAUTY & OTHER SERVICES



 3 mins walk







## CONVENIENCE & CHILDCARE



 9 mins walk

## GROCERIES



-  **Full height glazing on 3 sides**
-  **Raised access floors**
-  **Suspended ceilings with recessed LED lighting**
-  **Green walls**
-  **Passenger lift**
-  **Air source heat pump**



-  **14 dock levellers**
-  **2 level access doors**
-  **FM2 grade floor**
-  **12 m. clear internal height**
-  **Translucent roof and wall panels**
-  **17 HGV parking spaces**

Magna Business Park is part of the wider Citywest development and benefits from 24/7 on-site security patrols, CCTV and high quality landscaping.

Air source heat pump

LED lighting

EV charging points

Green walls

34 | MAGNA AVENUE

ACCREDITATION+ CERTIFICATION



LEED Gold BER A2

A STRIKING NEW DESIGN TO COMPLEMENT ITS PROMINENT POSITION AT THE CORNER OF MAGNA AVENUE AND MAGNA DRIVE

# ACCOMMODATION

Gross External Areas	Sq. m.	Sq. ft.
Warehouse	12,794	137,710
Ground Floor Offices and Staff Facilities	370	3,985
First Floor Offices and Staff Facilities	370	3,985
Second Floor Offices and Staff Facilities	370	3,985
<b>Total</b>	<b>13,904</b>	<b>149,665</b>



Striking Corporate Logistics HQ

SITE AREA  
3.03 HA. / 7.48 ACRES



# AERIAL OVERVIEW









GPS: 53.33446, -6.386510



### LOCATION & DRIVE TIMES

Source: Google Maps (Off-Peak)

-  N81 **2 Mins**
-  N7 (Naas Road) **4 Mins**
-  N136 (Outer Ring Road) **5 Mins**
-  M50 Motorway (Junction 9) **8 Mins**
-  Dublin International Airport **22 Mins**
-  Dublin Port Tunnel **22 Mins**

## ABOUT THE OWNER

See: [eqtgroup.com/real-estate](http://eqtgroup.com/real-estate)



EQT Real Estate, created through the merger of EQT and Exeter Property Group in 2021, is a global leader in real estate investment management. With 35+ billion USD in total property gross asset value since inception, we invest capital for sophisticated institutional clients worldwide, including public, union, and corporate pension funds, sovereign wealth funds, foundations, university endowments, insurers, family offices, and funds of funds.

With a legacy spanning over five decades, EQT Real Estate acquires, develops, and manages logistics, office, life science, and residential properties that adapt to evolving tenant needs driven by logistical, commercial, and demographic trends. Owning and operating over 2,000 properties and 400+ million square feet, we are among the largest real estate developers in the world.

## LETTING AGENTS



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