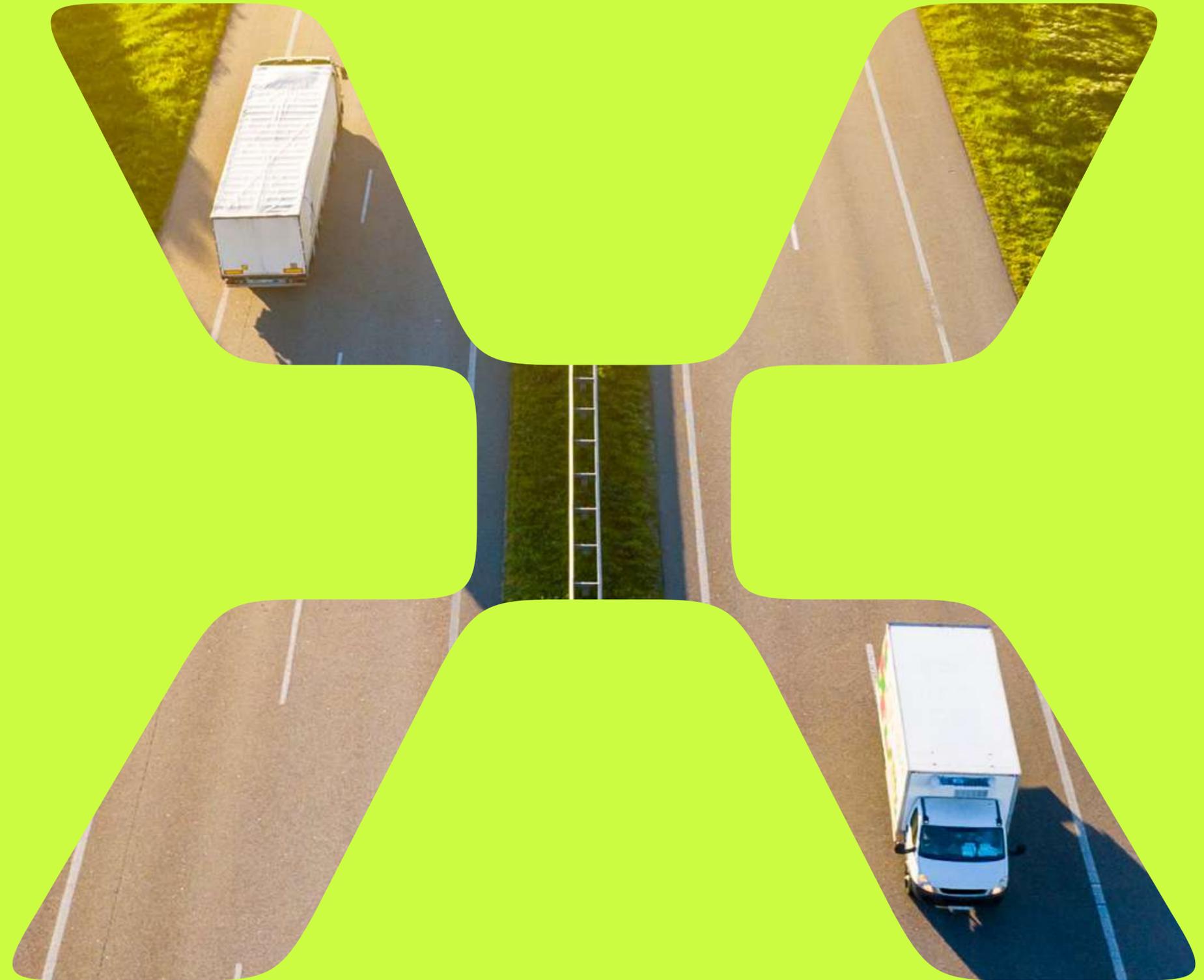


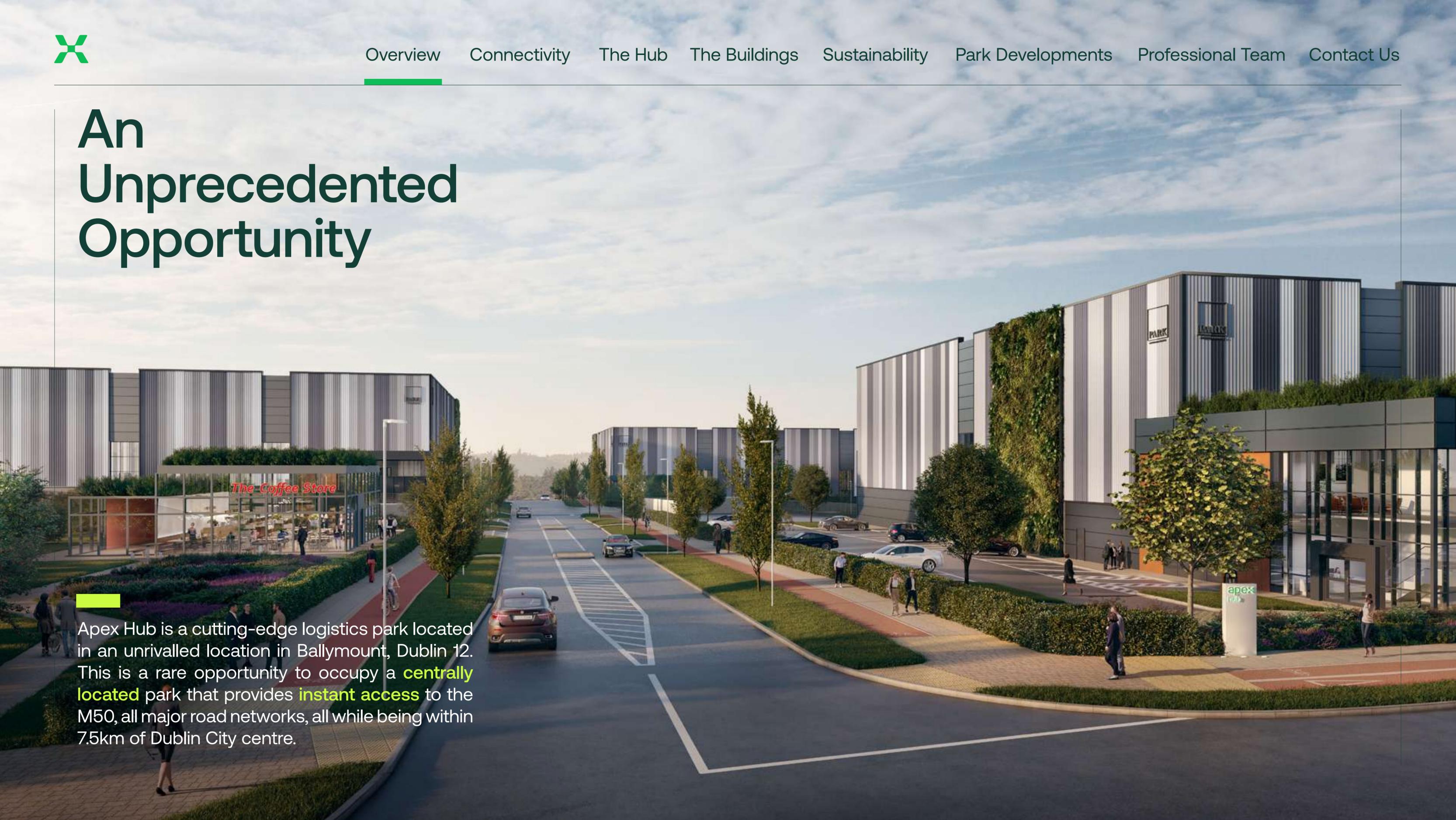
Dublin's Premier Logistics Location

apex hub





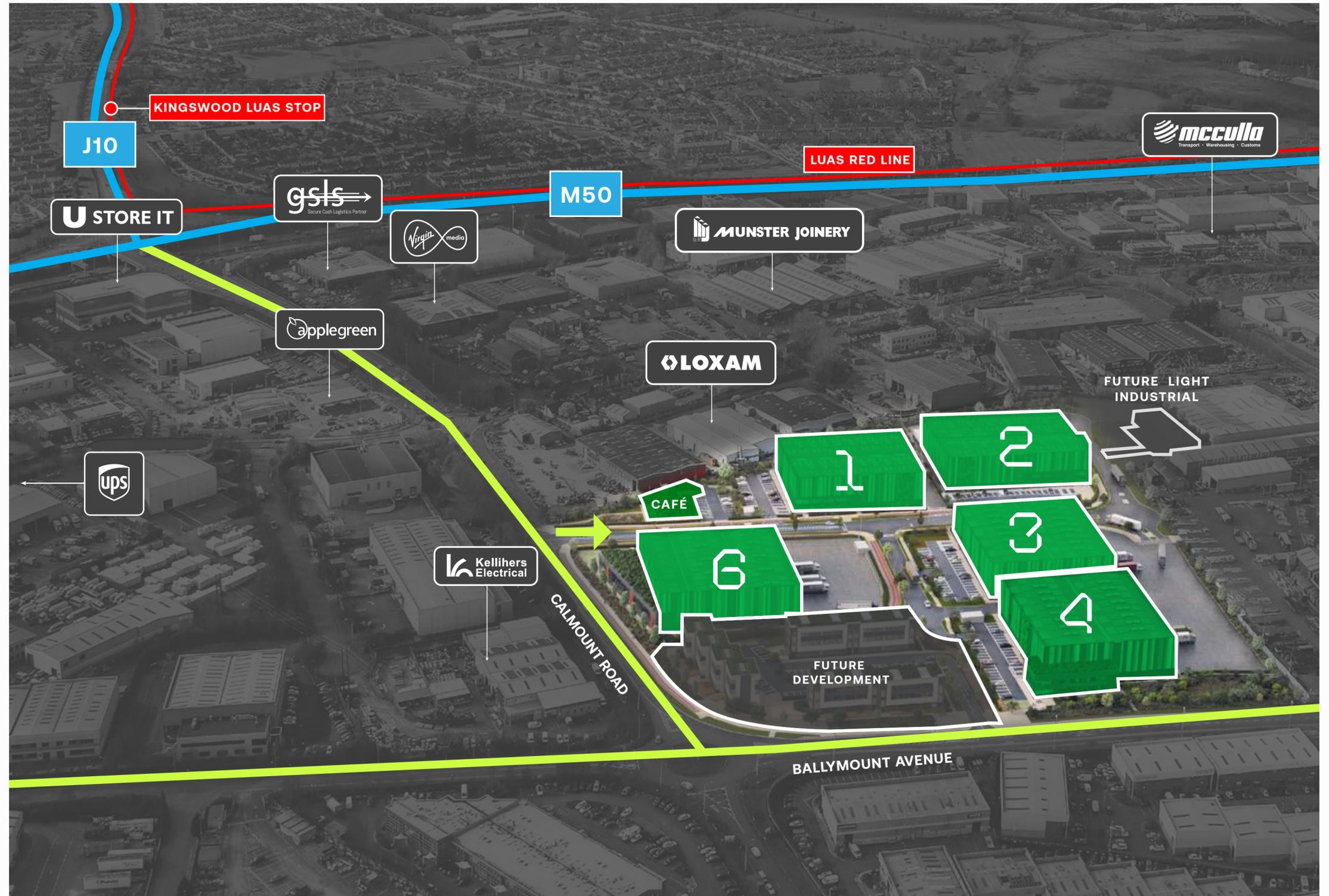
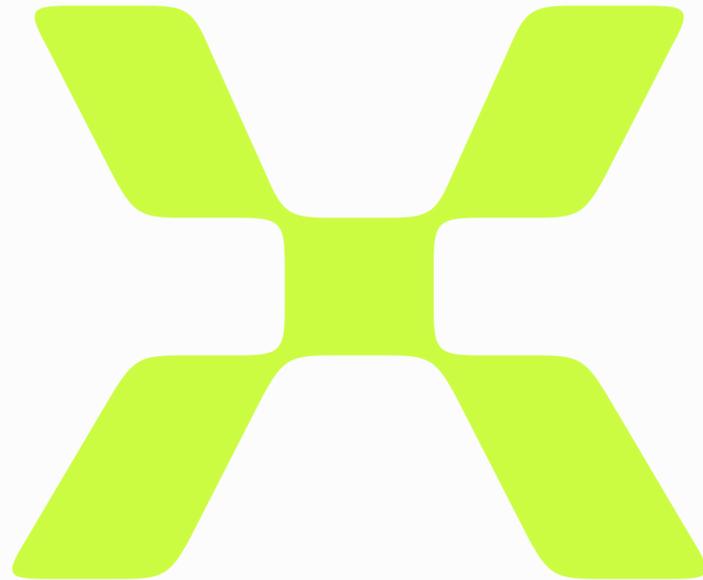
An Unprecedented Opportunity



Apex Hub is a cutting-edge logistics park located in an unrivalled location in Ballymount, Dublin 12. This is a rare opportunity to occupy a **centrally located** park that provides **instant access** to the M50, all major road networks, all while being within 7.5km of Dublin City centre.



Connecting Business, Connecting People





City Edge

New urban quarter, transforming the Ballymount area, with capacity for approx. 45,000 new homes and creation of approx. 75,000 new jobs



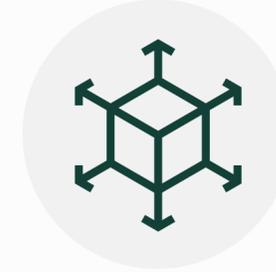
Unbeatable connectivity

Instant access to the M50 and countrywide motorway network



Centrally located

Minutes from Dublin city centre



Room to grow

Approx. 19,000 sq. m. warehousing space



Good company

120 well-known businesses in the immediate vicinity



Sustainable

Market leading ESG standards



Environment

Landscaped outdoor areas



Convenient

On site café



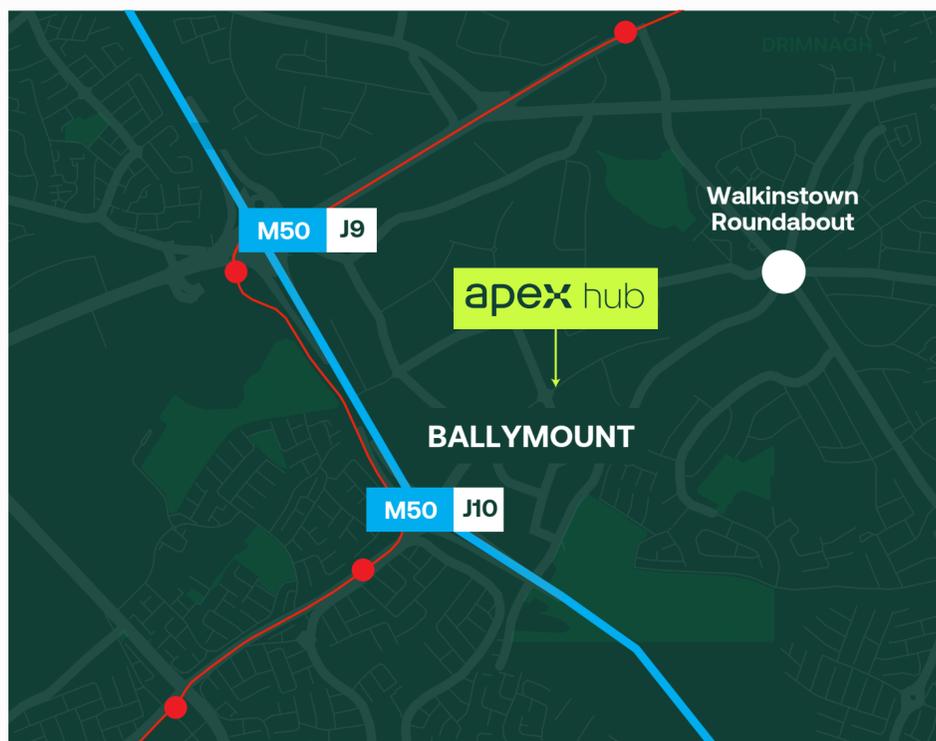
Local workforce

Approx. 12,000 people employed in the Ballymount area

An Unrivalled Location



Efficient and Accessible



- Airport
- Dublin Port Tunnel
- Dublin Port
- M7 motorway
- M4 motorway
- M3 motorway
- M1 motorway

- Approx. 23.5 km
- Approx. 22.5 km
- Approx. 15 km
- Approx. 1.8 km
- Approx. 7 km
- Approx. 10.5km
- Approx. 20.4 km





Kingswood Luas stop



Applegreen



Instant access to M50



Cutting edge development in a leading location



Situated in a prime location in Ballymount; South Dublin's industrial heartland, Apex Hub offers occupiers a brand new, top-quality facility close to the city centre.

Developed by Park Developments, Apex Hub comprises five new warehouse facilities ranging from approx. 3,168 sq. m. to approx. 4,174 sq. m. Each designed to the highest specifications and sustainability credentials, all buildings will include green walls. Modern landscaping and attractive planting enhance the occupier experience in this convenient and cleverly designed logistics park.



Sitemap

Unit 1
Approx. 3,168 sq. m. / 34,100 sq. ft.

Unit 2
Approx. 3,789 sq. m. / 40,784 sq. ft.

Unit 3
Approx. 3,668 sq. m. / 39,482 sq. ft.

Unit 4
Approx. 3,985 sq. m. / 42,894 sq. ft.

Unit 6
Approx. 4,174 sq. m. / 44,929 sq. ft.

Café

Sitemap not to scale. For indicative purposes only.





Flexible layouts can accommodate requirements from between approx. 3,000-8,000 sq. m. (SPP)



Approx. 19,000 sq. m. of Grade A highly sustainable warehousing facilities



Market leading clear internal height and generous yard depth and circulation space



EU Taxonomy compliant buildings targeting LEED Gold certification





Total:
Approx.
3,168 sq. m. / 34,100 sq. ft.

Warehouse:
Approx.
2,744 sq. m. / 29,536 sq. ft.

Offices:
Approx.
424 sq. m. / 4,564 sq. ft.

 Dock levellers: 3
Euro dock levellers: 1
Level access doors: 2

 Site area: Approx. 1.81 acres / 0.73 hectares

 Clear internal height: Approx. 15 m

 Floor loading: 50 KN/m²

 Power: 220 kVa

 PV panels

 Shower & changing facilities

 Total car park spaces: 30

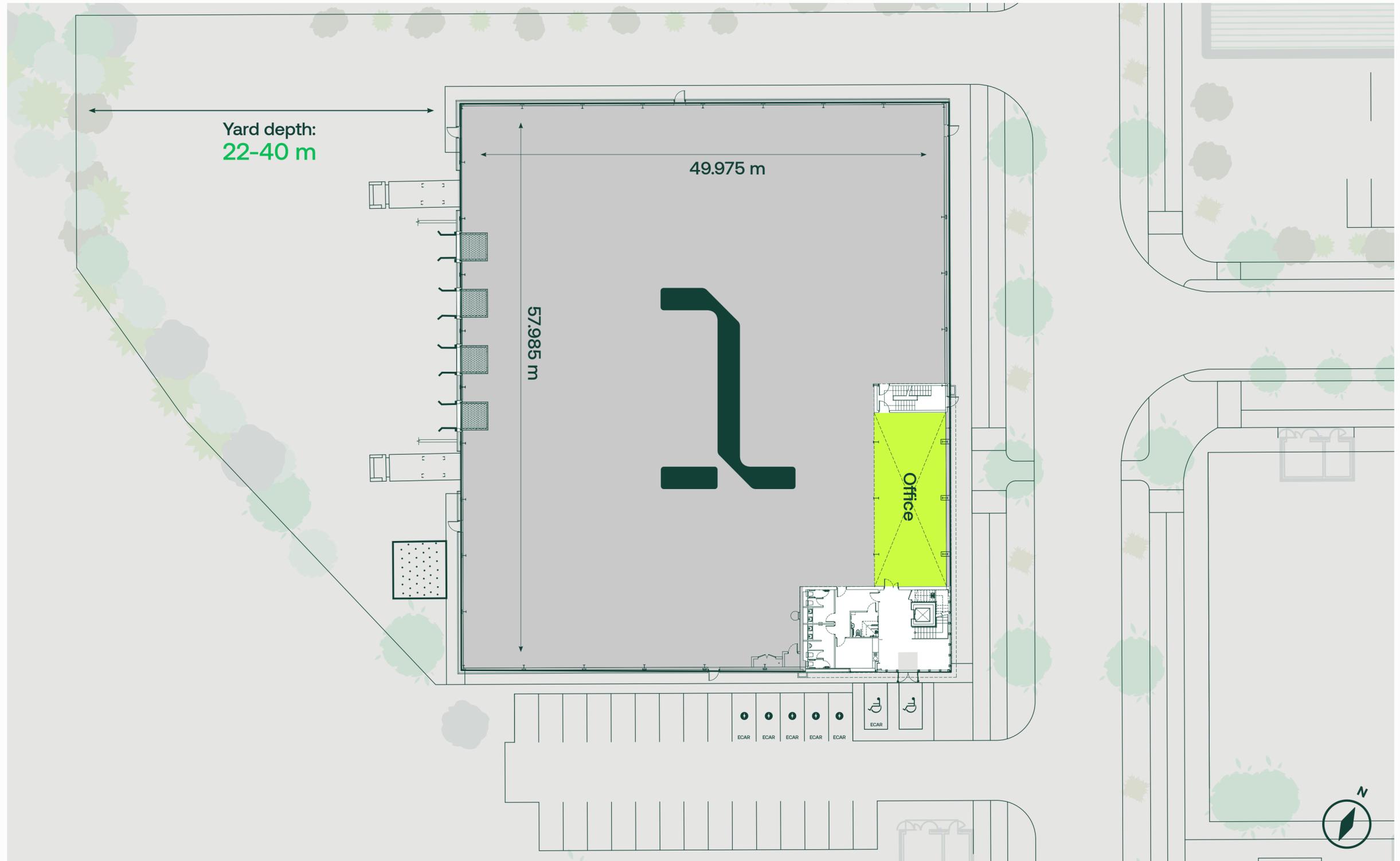
 Standard car parking spaces: 23

 EV car charging spaces: 6

 Accessible car parking spaces: 2

 Bicycle spaces: 20

Sitemap not to scale. For indicative purposes only.
All figures are approximate.





Total:
Approx.
3,789 sq. m. / 40,784 sq. ft.

Warehouse:
Approx.
3,334 sq. m. / 35,887 sq. ft.

Offices:
Approx.
455 sq. m. / 4,898 sq. ft.

 Dock levellers: 3
Euro dock levellers: 1
Level access doors: 2

 Site area: Approx. 2.33 acres / 0.94 hectares

 Clear internal height: Approx. 15 m

 Floor loading: 50 KN/m²

 Power: 220 kVa

 PV panels

 Shower & changing facilities

 Total car park spaces: 36

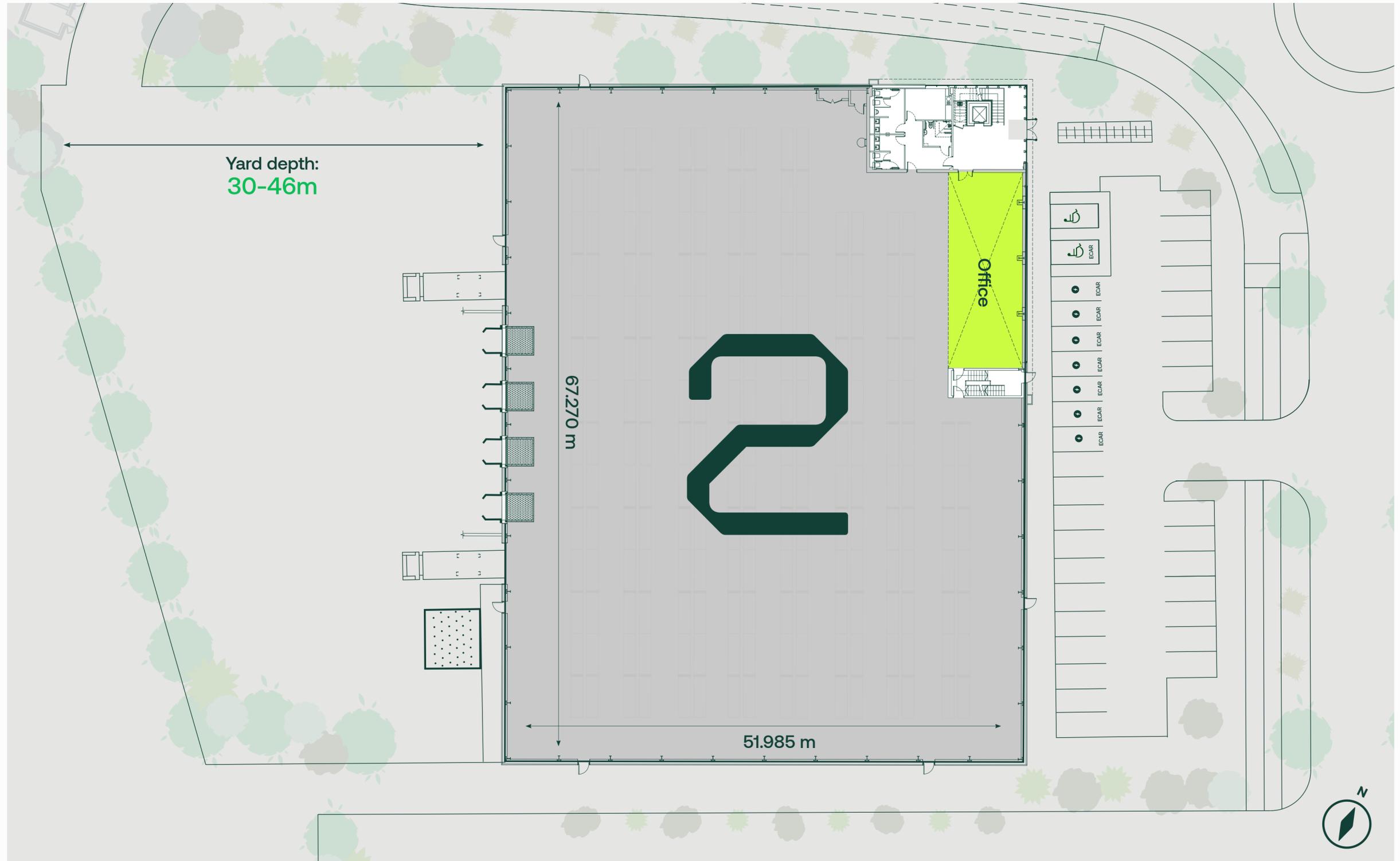
 Standard car parking spaces: 27

 EV car charging spaces: 8

 Accessible car parking spaces: 2

 Bicycle spaces: 20

Sitemap not to scale. For indicative purposes only.
All figures are approximate.





Total:
Approx.
3,668 sq. m. / 39,482 sq. ft.

Warehouse:
Approx.
3,238 sq. m. / 34,854 sq. ft.

Offices:
Approx.
430 sq. m. / 4,628 sq. ft.

 Dock levellers: 3
Euro dock levellers: 1
Level access doors: 2

 Site area: Approx. 1.92 acres / 0.94 hectares

 Clear internal height: Approx. 15 m

 Floor loading: 50 KN/m²

 Power: 220 kVa

 PV panels

 Shower & changing facilities

 Total car park spaces: 34

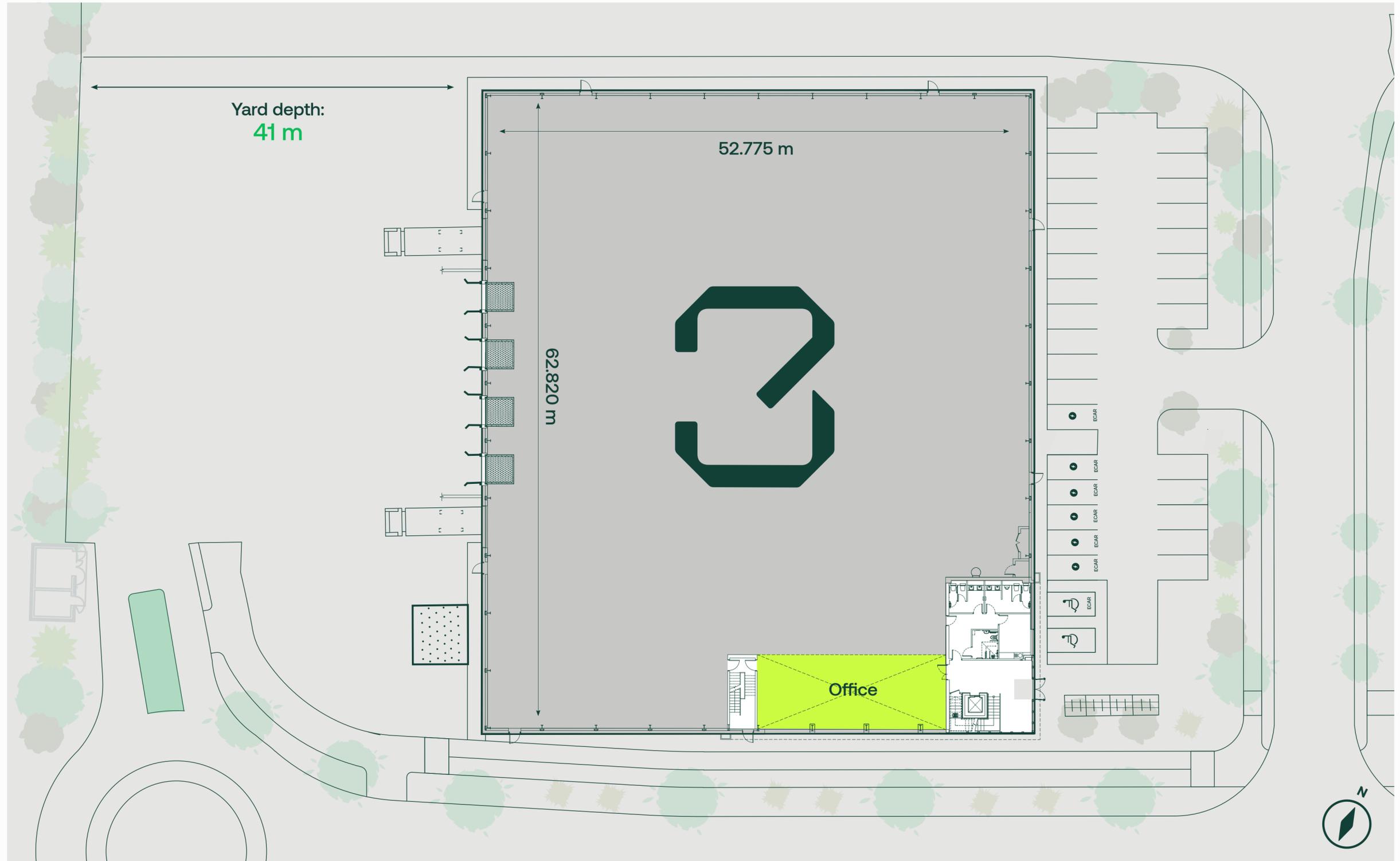
 Standard car parking spaces: 26

 EV car charging spaces: 7

 Accessible car parking spaces: 2

 Bicycle spaces: 20

Sitemap not to scale. For indicative purposes only.
All figures are approximate.





Total:
Approx.
3,985 sq. m. / 42,894 sq. ft.

Warehouse:
Approx.
3,521 sq. m. / 37,900 sq. ft.

Offices:
Approx.
464 sq. m. / 4,994 sq. ft.

 Dock levellers: 3
Euro dock levellers: 1
Level access doors: 2

 Site area: Approx. 2.89 acres / 1.17 hectares

 Clear internal height: Approx. 15 m

 Floor loading: 50 KN/m²

 Power: 220 kVa

 PV panels

 Shower & changing facilities

 Total car park spaces: 38

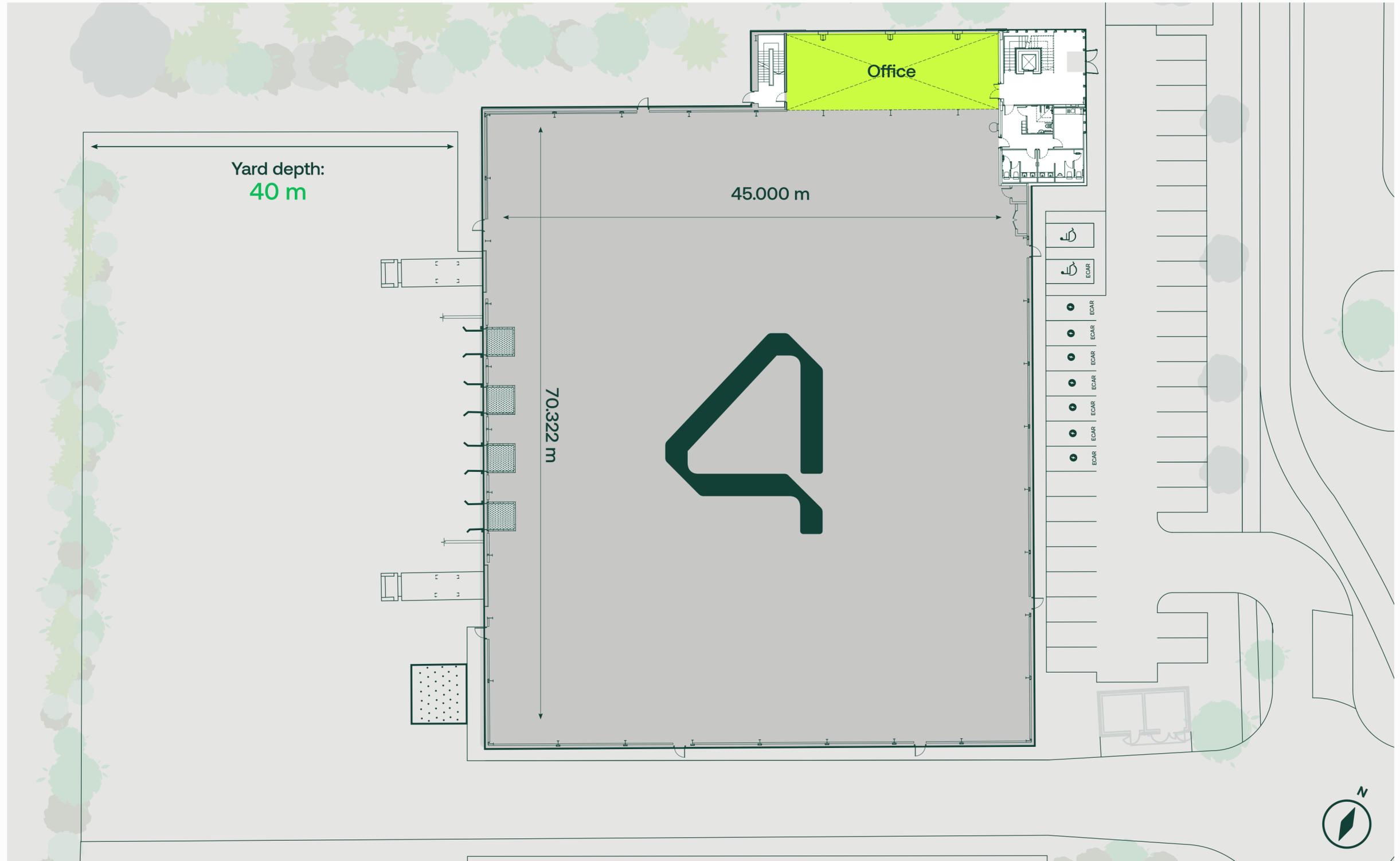
 Standard car parking spaces: 29

 EV car charging spaces: 8

 Accessible car parking spaces: 2

 Bicycle spaces: 20

Sitemap not to scale. For indicative purposes only.
All figures are approximate.





Total:
Approx.
4,174 sq m / 44,929 sq ft

Warehouse:
Approx.
3,618 sq m / 38,944 sq ft

Offices:
Approx.
556 sq m / 5,985 sq ft

 Dock levellers: 3
Euro dock levellers: 1
Level access doors: 2

 Site area: Approx. 2.44 acres / 0.99 hectares

 Clear internal height: Approx. 15 m

 Floor loading: 50 KN/m²

 Power: 220 kVa

 PV panels

 Shower & changing facilities

 Total car park spaces: 37

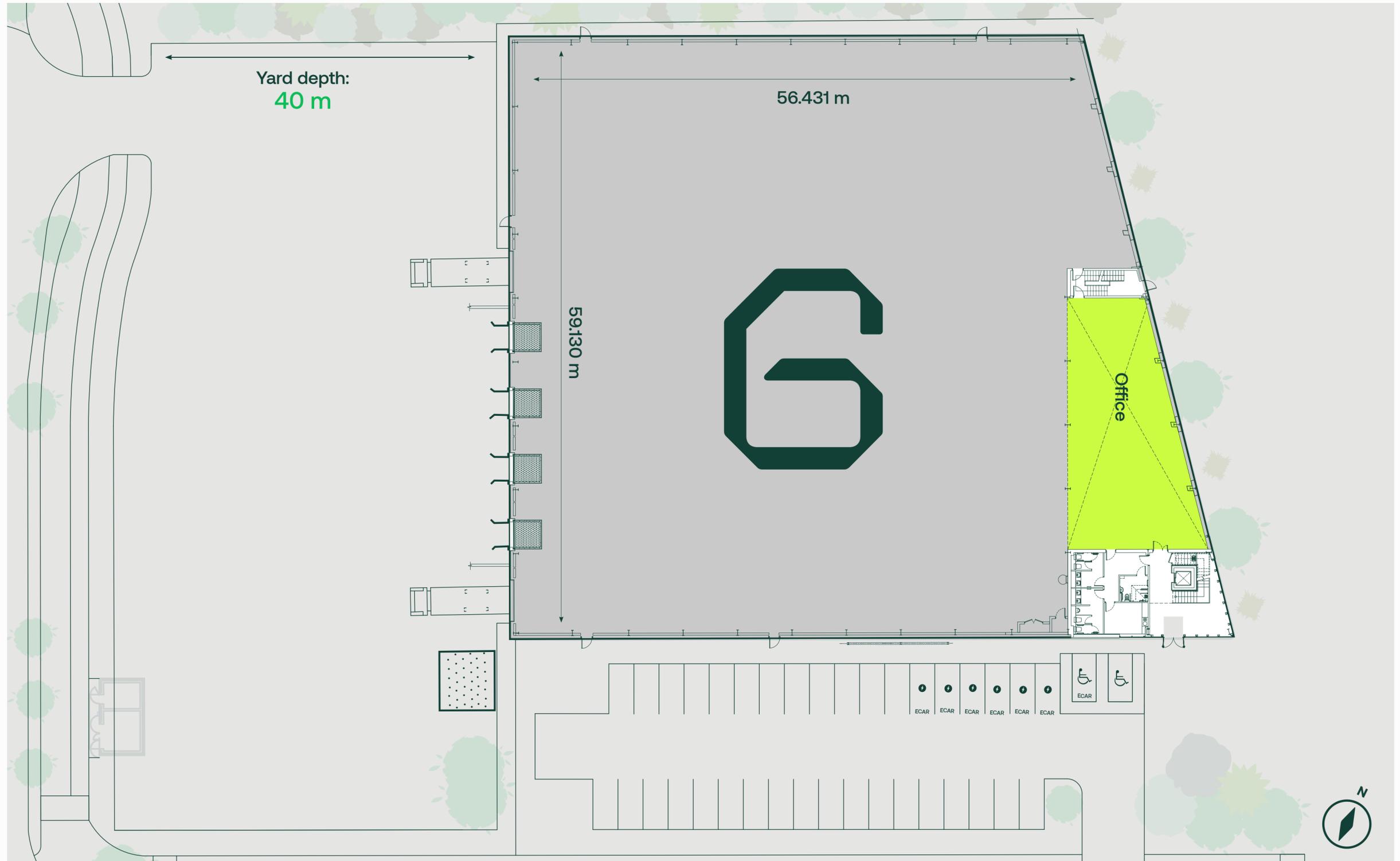
 Standard car parking spaces: 29

 EV car charging spaces: 7

 Accessible car parking spaces: 2

 Bicycle spaces: 20

Sitemap not to scale. For indicative purposes only.
All figures are approximate.





Delivering Sustainability

Sustainability and environmental performance are at the heart of Apex Hub and the development centres around healthy, energy efficient buildings that reduce the carbon footprint of both the park and its occupiers.



Park Developments will continue to build its logistics units to **LEED's globally recognised Gold certification** – a barometer for healthy, efficient, carbon saving and cost efficient green buildings.



Members of the **Irish Green Building Council**. The Irish Green Building Council is one of 80 such councils globally, working to accelerate Ireland's transition to a fully sustainable work environment.



Members of the **All Ireland Pollinator Plan (AIPP)**, committing to the protection of the environment, taking actions that are recommended by the AIPP to create a space that is pollinator friendly.



Park Developments has achieved the International Organisation for Standardisation for each quality, safety and environmental practices which is independently certified and routinely audited.



A **BER rating of A** is the highest rating available and is representative of the most energy-efficient buildings. In targeting BER A3, Park Developments are demonstrating their commitment to both the environment and their occupiers, who will in turn benefit from the lowest annual utility costs.

At the forefront of environmental change

EV Charging

PV Panels

Green Walls

Green Roofs

Energy Sub-Metering

with 36 month recording back up

Water Sub-Metering

Motion Daylight

harvesting controlled LED lighting to both offices and warehouse

Natural Ventilation

Air Source Heat Pumps





Building For Generations

Established in 1962, we are one of Ireland's most respected building and property development groups. Park Developments has been developing in Ballymount for over 30 years delivering logistics units to the highest specification that are best in class. To date Park Developments has delivered over 3.6 million sq. ft. of logistics schemes in the Dublin area.

PARK
DEVELOPMENTS

Fashion City

1996 - 2000

Ballymount, Dublin 12
28,900 sq. m.



Northwest Logistics Park

2000 - today

Ballycoolin, Dublin 11
91,500 sq. m.



M50 Business Park

1993-1996

Ballymount, Dublin 12
23,000 sq. m.





Professional Team

Architects	TOT Architects
Structural & Civil Engineers	DFK
M&E Engineers	PMEP
Landscape Architects	Murray & Associates
Sustainability Consultants	Passive Dynamics
Planning Consultant	John Spain Associates
Fire Consultant	Atkins
DAC	OHAC





Joint Agents



CBRE

PSRA No. 001528

Garrett McClean
Executive Director

M: +353 87 268 9154

E: garrett.mcclean@cbre.com

Stephen Mellon
Associate Director

M +353 83 473 9668

E: stephen.mellon@cbre.com



PSRA No. 002233

Jarlath Lynn
Director

M: +353 86 440 7496

E: jarlath.lynn@savills.ie

Important Notice

Savills Commercial (Ireland), CBRE Advisory (Irl) Limited and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland, CBRE Advisory (Irl) Limited nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland, CBRE Advisory (Irl) Limited nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/Lessees or any third party arising from the particulars or information contained in this brochure. This brochure is issued by Savills Ireland, CCBRE Advisory (Irl) Limited on the understanding that any negotiations relating to the property are conducted through it.