NORTH City BUSINESS PARK

FINGLAS | DUBLIN 11

A development by

ROHAN

UNIT A8A

FOR SALE | TO LET

High-Bay Warehouse with Offices

Approx. 1,867.2 sq m (20,098 sq ft)

Site of Approx. 0.4 Hectares (1 Acre)

- High Profile Unit Adjoining the M50 O rbital Motorway
- Access Controlled And Secure Business Park Environment
- Only Minutes From Airport, Port Tunnel, M50 And M1 Motorways
- Adjoining Quality Bus Corridor giving high frequency access to surrounding areas and City Centre
- Market Leading Sustainability Features
- Available Q4 2024

wwwrohanholdings.ie

HARVEY

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LOCATION

North City Business Park is a high quality development fronting the M50 motorway in one of Dublin's most accessible commercial locations. North City Business Park is strategically located at M50 Junction 5 (where it intersects with the North Road/N2). It adjoins key centres of employment and amenities including Charlestown Shopping Centre. With immediate access to the M50 Motorway, the park benefits from rapid motorway access to all of the main arterial routes to and from the city centre, to the Port Tunnel and to Dublin Airport.

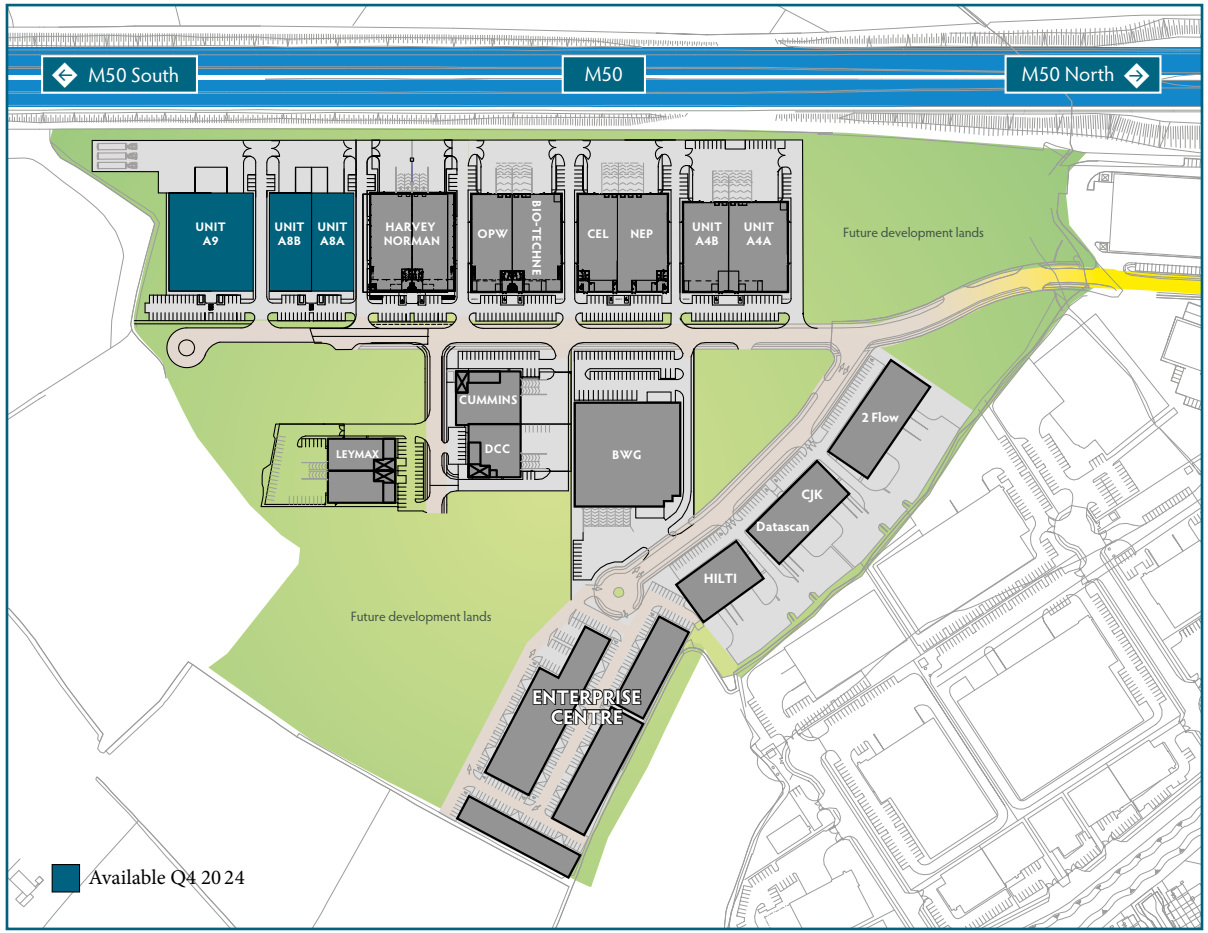
NORTH CITY BUSINESS PARK

- has immediate access to the M50/M2 motorway junction (J5),
- has frontage of over 200 metres directly onto the M50,
- is within 10 minutes' drive time of the Port Tunnel and Dublin Airport,
- has over 20 acres of industrial land available for development.

ENVIRONMENT & SUSTAINABILITY

With a focus on sustainability being a key driver for Rohan as a developer and long term investor, this property is targeting LEED Gold sustainability accreditation. The planned specification of the property includes:

- Electric vehicle charging
- Rainwater harvesting
- LED lighting
- Low flow WCs
- Heat pumps
- PV power generation (subject to planning)



SPECIFICATIONS/FEATURES

(in addition to features outlined on Page 2)

GENERAL

- LEED Gold targeted.
- 12m clear internal height.
- Steel portal frame construction.
- Extensive secure service yard with depth of approx. 33 metres.
- 2 dock levellers with tailgate loading
- 1 roller shutter door
- 60kn/m² floor loading
- 2.4 metre high wall to inside of external cladding wall.
- Electric vehicle (EV) charging
- Electrical distribution centre designed for three phase electrical supply and CT metering
- High quality actively managed estate.

OFFICES / AMENITIES

- Feature reception area.
- Open plan design suitable for compartmentation.
- Shower and staff changing facilities at ground and first floor
- VRF air conditioning
- Suspended acoustic tiled ceilings with LED lighting
- Painted and plastered walls.
- Fully fitted toilets and tea station facilities.
- Perimeter trunking
- Fully bonded heavy contact carpet to offices, reception and main stairs.

ACCOMMODATION

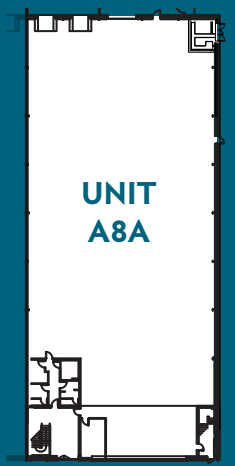
APPROXIMATE GROSS EXTERNAL FLOOR AREAS

Units A8A	Sq M	Sq Ft
Warehouse	1,522.4	16,387
Offices	344. 8	3,711
Total	**1,867.2**	**20,098**

Site area of approx. 0.4 Hectares (1 Acre)

Similar Unit

Similar Unit



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JOIN LEADING OCCUPIERS INCLUDING:

NEP · biotechne · Harvey Norman · HILTI · Cummins · BWG · OPW

wwwrohanholdings.ie

This project is registered with the certification goal of LEED Gold. LEED (Leadership in Energy and Environmental Design) is a voluntary rating system to certify sustainable buildings and neighbourhoods.

IGBC MEMBER | 2023

Rohan Holdings is a proud member of the Irish Green Building Council. The IGBC is a non-profit organisation, launched in 2011 with member organisations and businesses from the entire value chain of the built environment. All are united in one common goal to accelerate the transformation of the built environment, related industry and supply chain to one that is sustainable through leadership, research, education and providing policy input to local and national government.

For more information, visit www.igbc.ie

TERMS
Available upon request.

TARGETED BER
BER A3

RATES
Commercial Rates payable to Fingal County Council.

OTHER OUTGOINGS
Available upon request.

CONTACT

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