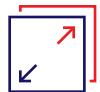


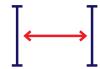


## Unit AO3, The Hub Logistics Park, Clonee, Dublin 15

**FOR SALE / TO LET**



13,109 Sq. m



50 m. Yard  
Depth



12 Dock  
Levellers

Detached, Light Industrial / Warehouse & Office

Facility Within 10 Minutes' Drive of M50, Jct. 6.

## PROPERTY FEATURES

- Detached, light Industrial / warehouse & office facility.
- Targeting LEED Silver sustainability credentials.
- Loading access is provided via 12 No. dock levellers and 2 No. level access doors.
- Clear internal height - 13.1 m.
- Reinforced jointless concrete floor to FM1 standard.
- 50 m. deep service yard with 50 trailer parking spaces.
- Up to 25 MVA electricity power supply & mains gas available.
- Fibre optic broadband with direct connectivity to T50 data network in situ.
- Diversity of telecommunications & dark fibre.
- Secure, landscaped, enclosed development, with CCTV supervised 24 hour access.
- Sprinkler-ready infrastructure in situ.
- Swift connectivity to J5 of M3 Motorway & J6 of Dublin's M50 Orbital Motorway.
- Please note we have not tested any apparatus, fixtures, fittings or services. Intending purchasers / tenants must undertake their own investigation into the working order of these items.

DRIVE TIMES	MINS
M3 Motorway Junction 5	<b>3</b>
M50 Motorway Junction 6	<b>10</b>
Dublin International Airport	<b>20</b>
Dublin Port Tunnel	<b>22</b>
Dublin City Centre	<b>30</b>

(Source: Google Maps without traffic)

 **GPS: 53.43101, -6.4493**



INDUSTRIAL PROPERTY SPECIALISTS

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**W:** www.harvey.ie

PSRA Licence No. 002027



### DISCLAIMER

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## ACCOMMODATION (Sq.m.)

Measurement Application - Gross External

Light Industrial / Warehouse	12,378
Two Storey Offices & Staff Facilities	676
Two Storey Driver Welfare Facilities	429
<b>TOTAL</b>	<b>13,484</b>

Intending purchasers / tenants are specifically advised to verify all information, including floor areas. See DISCLAIMER.

## TERMS

On application.

## BER

BER: Available on Completion

BER No. Available on Completion

Energy Performance Indicator: XXX kWh/m<sup>2</sup>/yr

