

FOR SALE / TO LET

# UNIT 4

Flagship logistics building of approx. 15,103 sq. m.  
(162,567 sq. ft.) on 3.5 hectares (8.6 acres)



**SOUTH WEST  
BUSINESS PARK**

Cheeverstown, Citywest, Dublin 24

FULL PLANNING PERMISSION SECURED. AVAILABLE WITHIN 14 MONTHS.



[www.rohanholdings.ie](http://www.rohanholdings.ie)

A development by




# KEY HIGHLIGHTS

# UNIT 4




High-bay warehouse with office



Approx. 15,103 sq. m.  
(162,567 sq. ft.)



3.5 hectares (8.6 acres)  
providing extensive service yard



Full planning permission secured. Available within 14 months



Only 1 minute drive to M7 motorway and only 5 minutes drive to M50 motorway.



Market leading sustainability features and certification.



Adjoining the LUAS Cheeverstown Stop (and multiple bus routes) providing immediate access to local shopping, leisure and dining facilities.



Fire sprinkler system not required however planning secured for related plant, if needed.



Access controlled and secure business park environment.



Available within 14 months.

JOIN LEADING OCCUPIERS:

**TOOLBANK**

**medray**

**EZ living**  
INTERIORS



## LOCATION

- RAPID access to the M7 and the M50 Motorways.
- EXCELLENT access for staff via public transport infrastructure such as the LUAS, Dublin Bus and proximity to arterial routes to and from Dublin city.
- IMMEDIATE access to the nearby workforce and generous local amenities, such as shopping centres, hotels, leisure facilities, hospitals, post office, etc.
- ESTABLISHED business location for quality warehouse/ office operations adjacent to Citywest Business Campus and Magna Business Park.



## Environment & sustainability

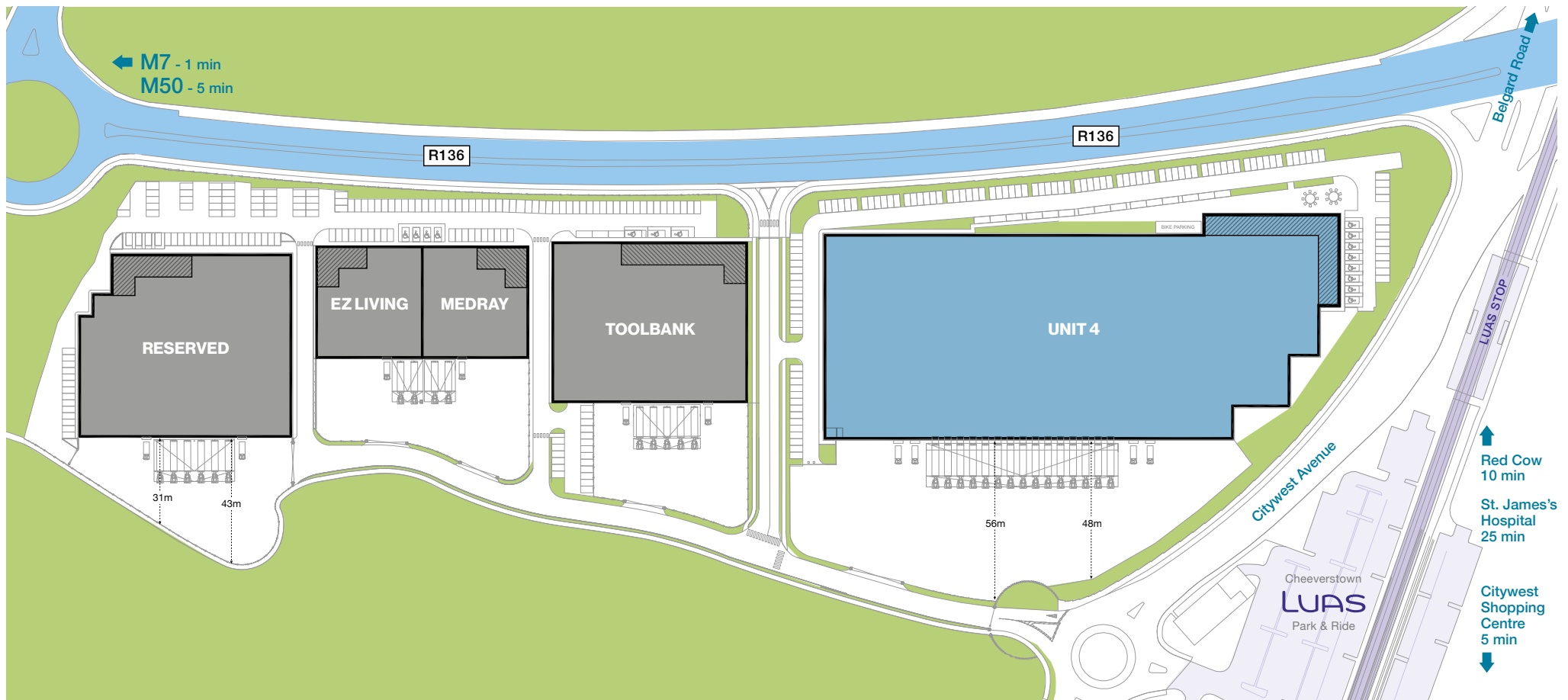
With a focus on sustainability being a key driver for Rohan as a developer and long term investor, this property is targeting LEED Gold sustainability accreditation in addition to BER A3 and EU Taxonomy Compliance. The planned specification of the property includes:

- Electric vehicle charging
- Rainwater harvesting
- LED lighting
- Low flow WCs
- Heat pumps
- PV power generation
- Energy usage monitoring

# THE PARK | OCCUPIERS



**SOUTH WEST**  
BUSINESS PARK



NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

# SPECIFICATIONS | FEATURES

(In addition to features outlined on Page 2)

## GENERAL

- 14 metre clear internal height.
- Steel portal frame construction.
- Extensive secure service yard with parking for over 30 articulated trucks.
- 15 dock levellers with tailgate loading with FM1 grade finish.
- 4 roller shutter doors.
- Min. 60 kn./m2. (1,250 lbs./sq.ft.) floor loading with FM1 grade finish.
- 2.4 metre high wall to inside of external cladding wall.
- Dedicated car, motor cycle and bicycle parking.
- EV charging points.
- LED lighting.
- Electrical distribution centre designed for three phase electrical supply and CT metering.
- Fire sprinkler system optional



Unit 1 SWBP



Unit 1 SWBP

## OFFICES | AMENITIES

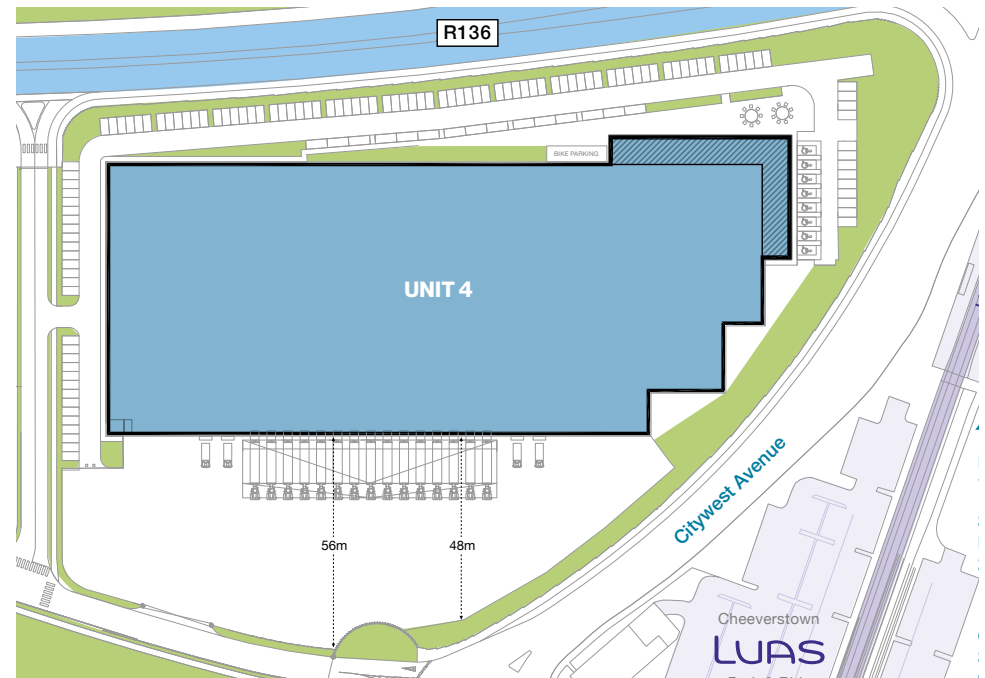
- Feature HQ style offices with full raised access floors.
- Open plan design suitable for compartmentation.
- Canteen, shower and staff changing facilities at ground and first floor.
- Manager's office, toilets and tea station in warehouse.
- VRF air conditioning.
- Suspended acoustic tiled ceilings with recessed LED lighting.
- Painted and plastered walls.
- Fully fitted toilets.
- Fully bonded heavy contact carpet.

# ACCOMMODATION

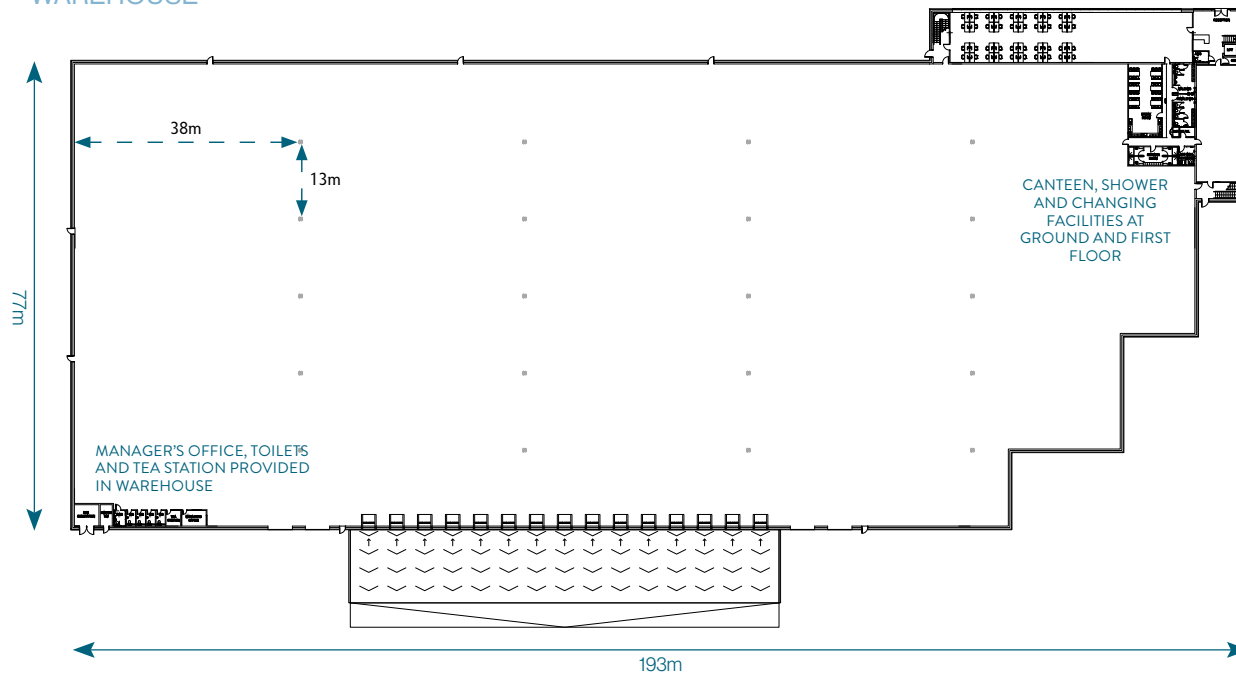
Approximate gross external floor areas

Goldcrest House	Sq M	Sq Ft
Warehouse	13,565	146,012
Offices	1,538	16,555
<b>Total</b>	<b>15,103</b>	<b>162,567</b>

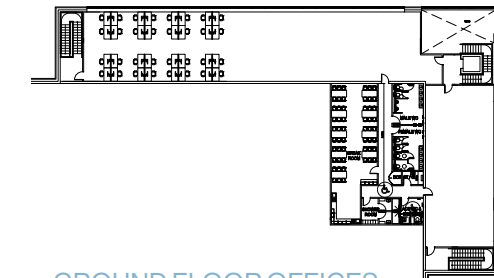
Site area of approx. 3.5 hectares (8.61 acres)



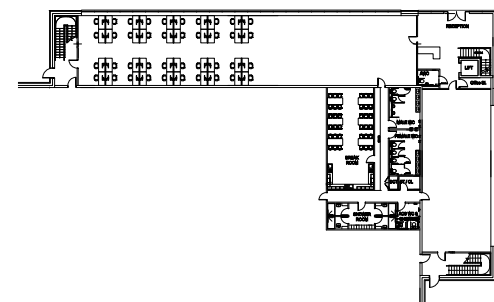
## WAREHOUSE



## 1ST FLOOR OFFICES



## GROUND FLOOR OFFICES





Reserved

*EZ living*  
INTERIORS

M7 / Naas Road

medray

**TOOLBANK**

**Unit 4**  
162,567 sq. ft.

R136 Outer Ring Road

LUAS Cheeverstqwn Stop



## TERMS

Available upon request.

## RATES

Commercial Rates payable to South Dublin County Council

## TARGETED BER

**BER A3**

## OUTGOINGS

Available upon request.

## CONTACTS



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