

UNIT  
**28A**

# Momentum

LOGISTICS PARK

Naas, Co. Kildare



# Central to the Future of Logistics

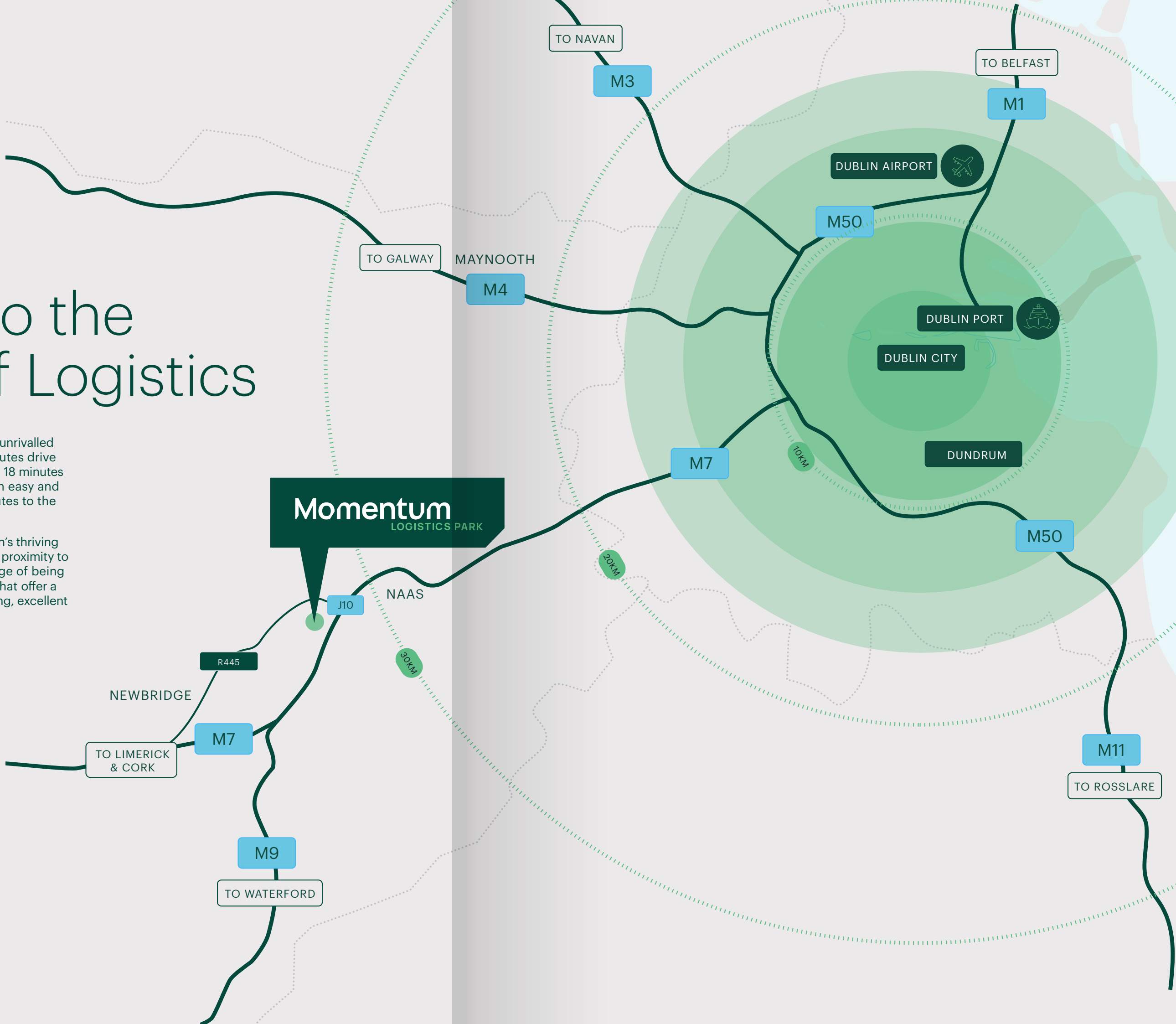
Momentum Logistics Park benefits from unrivalled access to the M7, which is within 3 minutes drive time of the park. Being situated less than 18 minutes from the M50 provides Momentum with easy and effortless connectivity to all arterial routes to the north, south and west.

Located immediately southwest of Dublin's thriving city centre, Momentum benefits from its proximity to the capital but with the added advantage of being situated between thriving local towns that offer a large skilled workforce, affordable housing, excellent amenities and congestion-free access.

## DRIVING DISTANCES

- **33km** to M50 (20min)
- **43km** to Dublin City Centre (40min)
- **51km** to Dublin Port Tunnel (35min)
- **52km** to Dublin Airport (40min)
- **57km** to Dublin Port (45min)
- **200km** to Galway (2hr15min)
- **165km** to Limerick (1hr45min)
- **220km** to Cork (2hr15min)
- **140km** to Rosslare (1hr40min)

- Motorway
- Regional Road
- Proximity to Dublin (km)
- County Border





BUSINESS AND  
LOCAL RETAIL



FOOD  
AREA



LOGISTICS AND  
DISTRIBUTION



LOCAL  
BUSINESSES AREA



NODES



GREEN  
AREA



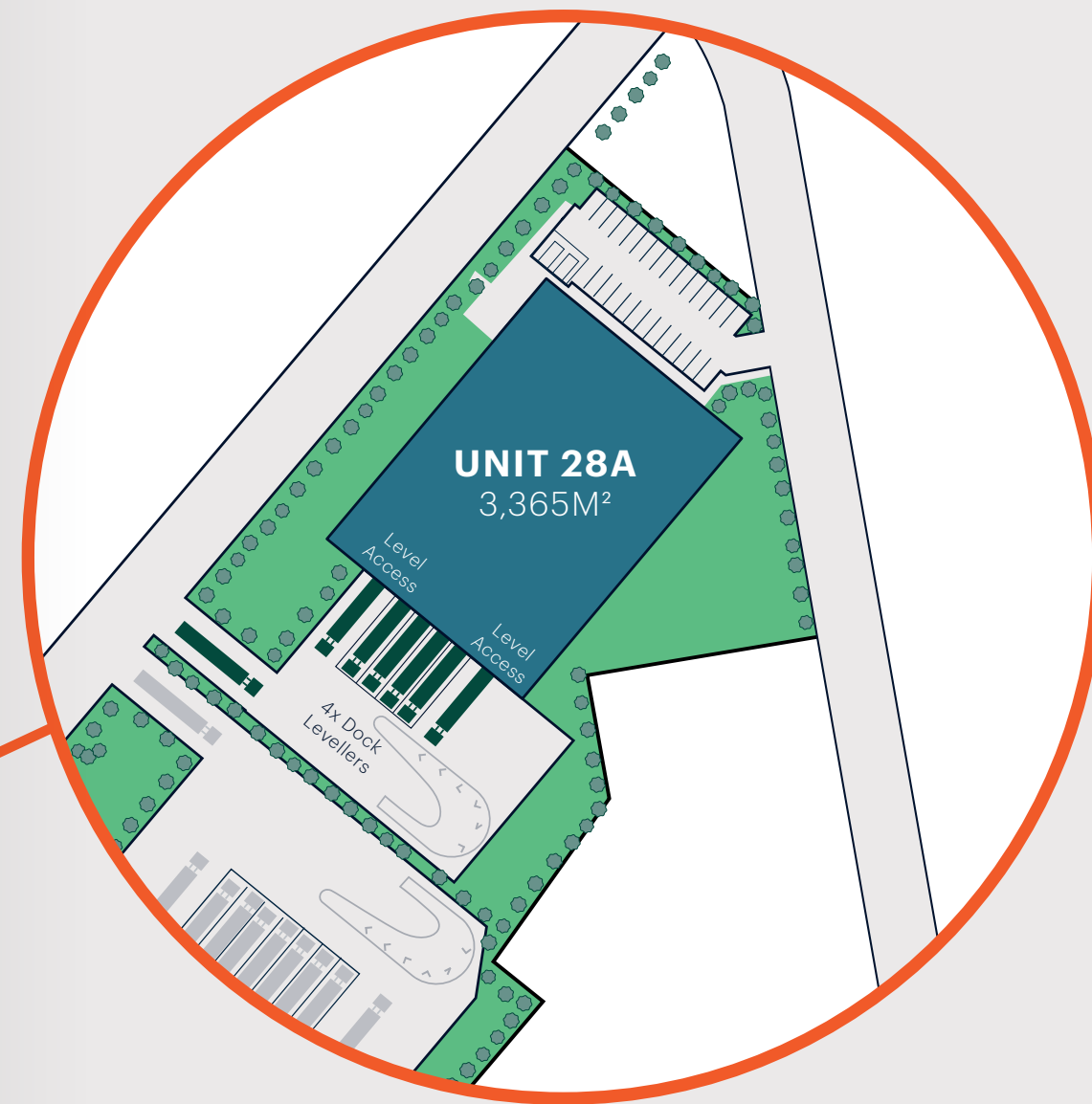
SPORTS  
FACILITIES



BUS  
SERVICE



BUS SERVICE AND  
CYCLE LANE



# UNIT 28A

## ACCOMMODATION

|                |                     |
|----------------|---------------------|
| Warehouse Sq m | 2,994m <sup>2</sup> |
| Office Sq m    | 371m <sup>2</sup>   |
| Total Sq m     | 3,365m <sup>2</sup> |

## WAREHOUSE

- 12m Clear internal height
- Min. 60 kN/m<sup>2</sup> floor loading
- 4 x Dock levellers
- 2 x Grade level doors
- Yard depth of approx. 35m
- EV charging
- LED lighting
- Targeting LEED Gold

## OFFICE

- Open plan design suitable for compartmentation
- Facilities at ground and first floor
- Air conditioning
- Suspended acoustic tiled ceilings with LED lighting
- Painted and plastered walls
- Fully fitted WC and tea station facilities
- Perimeter trunking
- Fully bonded heavy contact carpet to offices, reception and main stairs



#### Targeting LEED Gold

We're aspiring to the high level of LEED's globally-recognised framework for healthy, efficient, carbon and cost-saving green buildings. The LEED certification is a globally-recognised symbol of sustainability achievement.



#### Members of the Irish Green Building Council

We're working to accelerate Ireland's transformation to a sustainable built environment. The Irish Green Building Council is one of 80 globally, working together to bring about local and global change.



#### All Ireland Pollinator Plan (AIPP)

We're wholly committed to the protection of the environment – adopting AIPP's recommended actions and crafting our spaces to ensure the park is pollinator friendly.



# Momentum

## LOGISTICS PARK

### Contacts

# CBRE

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#### TARGETING



[MOMENTUMLOGISTICSPARK.COM](http://MOMENTUMLOGISTICSPARK.COM)

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