

34 | MAGNA
AVENUE

Prime Logistics Facility
With Staff Amenities Like No Other





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AVENUE

Magna Business Park, Citywest, Dublin 24

PRESTIGIOUS, HEADQUARTERS LOGISTICS & OFFICE FACILITY



13,904 sq m
149,665 sq ft



LUAS Stop
13 minutes walk

POSITION

- ♦ Prime south Dublin location
- ♦ Prominent corner position
- ♦ Managed, corporate environment

ACCESS

- ♦ 13 mins walk to LUAS stop
- ♦ 4 mins drive to N7
- ♦ 8 mins drive to M50

AMENITIES

- ♦ 3 mins walk to Spar and creche
- ♦ 9 mins walk to shopping centre
- ♦ 9 mins walk to cafes & restaurants

CAPACITY

- ♦ 14 Dock Levellers and 2 Level Access Doors
- ♦ 17 No. HGV parking spaces
- ♦ 12 m. clear internal height

STAFF AMENITIES LIKE NO OTHER

CITYWEST SHOPPING CENTRE

Just 9 minutes walk from 34 Magna Avenue, and with its own LUAS Stop, Citywest Shopping Centre provides a wealth of staff amenities unrivalled by other industrial & logistics developments.

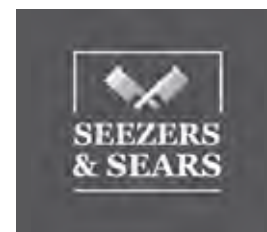
3 mins walk

CONVENIENCE & CHILDCARE



9 mins walk

GROCERIES



9 mins walk

COFFEE, FOOD, GYM, HEALTH, BEAUTY & OTHER SERVICES





Full height glazing on 3 sides



Raised access floors



Suspended ceilings with recessed LED lighting



Green walls



Passenger lift



Air source heat pump





14 dock levellers



2 level access doors



FM2 grade floor



12 m. clear internal height



Translucent roof and wall panels



17 HGV parking spaces

Magna Business Park is part of the wider Citywest development and benefits from 24/7 on-site security patrols, CCTV and high quality landscaping.

Air source
heat pump

LED lighting

EV charging
points

Green walls

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ACCREDITATION+
CERTIFICATION



LEED Gold
BER A2

A STRIKING NEW DESIGN TO COMPLEMENT
ITS PROMINENT POSITION AT THE CORNER
OF MAGNA AVENUE AND MAGNA DRIVE

ACCOMMODATION

Gross External Areas	Sq. m.	Sq. ft.
Warehouse	12,794	137,710
Ground Floor Offices and Staff Facilities	370	3,985
First Floor Offices and Staff Facilities	370	3,985
Second Floor Offices and Staff Facilities	370	3,985
Total	13,904	149,665



Striking Corporate Logistics HQ

SITE AREA
3.03 HA. / 7.48 ACRES



AERIAL OVERVIEW





GPS: 53.33446, -6.386510



LOCATION & DRIVE TIMES

Source: Google Maps (Off-Peak)

	N81 2 Mins		M50 Motorway (Junction 9) 8 Mins
	N7 (Naas Road) 4 Mins		Dublin International Airport 22 Mins
	N136 (Outer Ring Road) 5 Mins		Dublin Port Tunnel 22 Mins

ABOUT THE OWNER

See: eqtgroup.com/real-estate



EQT Real Estate, created through the merger of EQT and Exeter Property Group in 2021, is a global leader in real estate investment management. With 35+ billion USD in total property gross asset value since inception, we invest capital for sophisticated institutional clients worldwide, including public, union, and corporate pension funds, sovereign wealth funds, foundations, university endowments, insurers, family offices, and funds of funds.

With a legacy spanning over five decades, EQT Real Estate acquires, develops, and manages logistics, office, life science, and residential properties that adapt to evolving tenant needs driven by logistical, commercial, and demographic trends. Owning and operating over 2,000 properties and 400+ million square feet, we are among the largest real estate developers in the world.

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DISCLAIMER

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