

# To Let / For Sale

## **A01 The Hub Logistics Park, Clonee, Dublin 15**

69,572 sq ft (6,463.45 sq m)

- Prime Logistics Facility extending to approx. 69,572 sq ft
- Excellent access to the M3 Motorway at Junction 5
- Clear internal height of 13.1m
- Loading access is by way of 7 dock levellers & 2 roller shutters
- Extensive loading yard depth of 35m



Adjoining Unit A02

## Location

The Hub Logistics Park is a modern, secure and managed logistics park, which is nestled between Dunboyne, Clonee and Damastown on the Meath / Dublin county boundary. The scheme has excellent access to the M3 Motorway at Junction 5, which is capable of being reached in mere minutes. The M50 Motorway can be reached within 10 mins drivetime and provides connectivity to all major transportation routes. Dublin Airport and Dublin Port are also capable of being reached in approx. 20 mins.

## Description

Full planning permission in place and ground works have been completed

Includes full roof-mounted sprinkler system

Detached, light Industrial / warehouse & office facility

Loading access is provided via 7 No. dock levellers and 2 No. grade doors.

Clear internal height - 13.1 m.

Reinforced jointless concrete floor to FM1 standard.

Rear service yard with 35 m. depth, plus additional side yard.

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

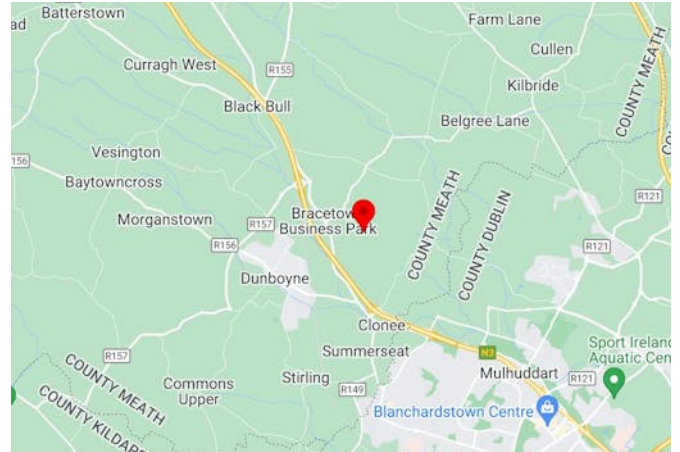
## Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m
Ground - Warehouse	64,327	5,976.17
Unit - GF Offices	3,241	301.10
Unit - Welfare Facilities	2,004	186.18
<b>Total</b>	<b>69,572</b>	<b>6,463.45</b>

## EPC

This property has been graded as BER exempt - Currently being constructed or undergoing major refurbishment.



## Contacts

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Adjoining Unit A02

