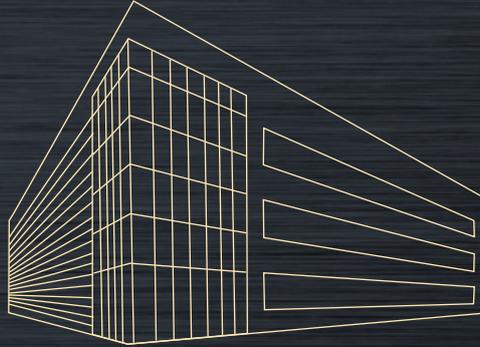


TO LET



DRAKE HOUSE

DUBLIN AIRPORT LOGISTICS PARK

STATE-OF-THE-ART STANDALONE LOGISTICS FACILITY

289,172 SQ FT
COMING H2 2026



DRAKE HOUSE

DUBLIN AIRPORT LOGISTICS PARK

EXECUTIVE SUMMARY



State of the art distribution centre extending to approximately 289,172 sq ft, (including 21,855 sq ft ancillary office accommodation), located in Dublin Airport Logistics Park.



Total site size of 12.92 acres.



Clear internal height of 18m.



Loading access via 24 no. dock levellers and 4 no. loading doors.



Delivering the highest ESG credentials.
Targeted BREEAM Excellent certification and A3 BER.



Direct access to the N2 / M50 Motorway.



Available for occupation in H2 2026.





DRAKE HOUSE

DRIVE TIMES

Belfast	1hr 45min
Rosslare	2hrs
Galway	2hr 15min
Limerick	2hr 15min
Cork	2hr 45min

LOCATION

Drake House is situated in Dublin Airport Logistics Park (DALP) in North County Dublin, one of Ireland's premium logistics parks. DALP is a privately owned logistics park, developed by Rohan Holdings and actively managed by Rohan Estate Management.

Dublin Airport Logistics Park is a premier logistics and distribution hub in Ireland which benefits from private access onto the M2 Motorway. There is also a secondary access point to the park via the R122.

Drake House is strategically located by Dublin Airport, approximately 250 meters from the Airport perimeter and a 10-minute drive from both Terminals 1 & 2.

The logistics park provides excellent

connectivity to key road transport routes including the M50 Motorway, M1, M2 Motorways and the Dublin Port Tunnel. This prime location ensures efficient access to Dublin City Centre and other major arterial routes.

Newtown House Bus Stop is located at the eastern entrance to the park on the St. Margaret's Road and Kilshane Bus Stop is located at the western entrance just off the M2 / Dublin Airport Logistics Park roundabout. These bus stops are serviced by buses to and from Dublin City Centre which travel via Ashbourne, Newtown Cross, Ward Cross, Kildonan and Finglas.

Nearby amenities include Java Republic, Charlestown Shopping Centre and Blanchardstown Town Centre.



DRIVE TIMES

M50 (Junction 5)	2 min
M50 (Junction 3) / M1	8 mins
Dublin Airport	10 mins
Dublin Port Tunnel	10 mins
M50 (Junction 6) / M3	8 mins
M50 (Junction 7) / M4	10 mins
M50 (Junction 9) / M7	13 mins
M50 (Junction 10) / Ballymount	15 mins
M50 (Junction 11) / Tallaght	18 mins

OCCUPIERS IN THE IMMEDIATE VICINITY INCLUDE:

THE BUILDING

Drake House is a state-of-the-art, detached distribution centre extending to approximately 289,172 sq ft, strategically positioned on a secure, self-contained site of circa 12.92 acres.

Designed to accommodate modern logistics operations, the facility combines high-specification warehouse space with premium office accommodation, offering both functionality and sustainability.

Constructed with a robust steel portal frame, the building features composite metal cladding to the external walls and a twin-skin insulated metal deck roof, which includes 10% translucent panels to maximise natural light within the warehouse. The facility boasts a clear internal height of 18 metres and the warehouse floor is finished to FM2 standard with a uniformly distributed load (UDL) of 50kN/m². A siphonic roof drainage system will also be provided.

Loading access is optimized via 24 dock levellers and 4 ground-level loading doors, with a dedicated marshalling office located within the warehouse area. A separate access route for HGVs and cars ensures smooth traffic flow and operational efficiency.

Power and utilities include a three-phase electrical supply with a power supply of 1 MVA, gas service pipework located at the site boundary, and a designated ESB substation. The site also features an external sprinkler system tank and pump house for fire safety.



Proposed View on to South and West Elevations.



THE FACILITY IS EQUIPPED WITH A RANGE OF SUSTAINABLE AND ENERGY-EFFICIENT FEATURES, INCLUDING:

 <p>Rainwater harvesting system for grey water recycling within the office accommodation</p>	 <p>PV will be provided</p>	 <p>Three-pipe reverse cycle refrigerant distribution system for heating and cooling</p>
 <p>Air source heat pumps serving all ancillary and circulation areas</p>	 <p>LED lighting throughout</p>	 <p>Double-glazed windows for thermal efficiency</p>



BUILDING SPECIFICATIONS

Drake House offers three storey open plan office accommodation, finished to a CAT A standard, with a plant room located on the fourth floor. The office space includes:

- Ground floor reception area
- Suspended ceilings, raised access floors, and carpet tiles
- WC facilities, kitchenette, and storage areas
- 1 x passenger lift
- Heating and cooling via the three-pipe reverse system
- Provisions for an access control system

Externally, the site is enhanced by feature landscaping, security fencing, and extensive parking provisions, including:

-  160 staff and visitor car parking spaces
-  35 EV charging points for cars, with infrastructure in place for lorry/van EV charging
-  Dedicated bicycle and motorcycle parking
-  Goods yards and service areas constructed with concrete
-  Car parking areas finished with asphalt

Drake House is designed to meet the highest standards of environmental performance, targeting a BREEAM Excellent certification and an A3 BER rating. This makes Drake House a future-proof choice for occupiers seeking efficiency, sustainability, and operational excellence.

SCHEDULE OF ACCOMMODATION (GROSS EXTERNAL AREA)

Accommodation	Size (sq m)	Size (sq ft)
Warehouse	24,834.60	267,317
Ground floor Office	450.50	4,849
First floor Office	450.50	4,849
Second floor Office	450.50	4,849
Ancillary Accommodation	678.90	7,308
Total Area	26,865	289,172

All measurements are approximate and for information purposes only. Intending occupiers must satisfy themselves as to the accuracy of the measurements.



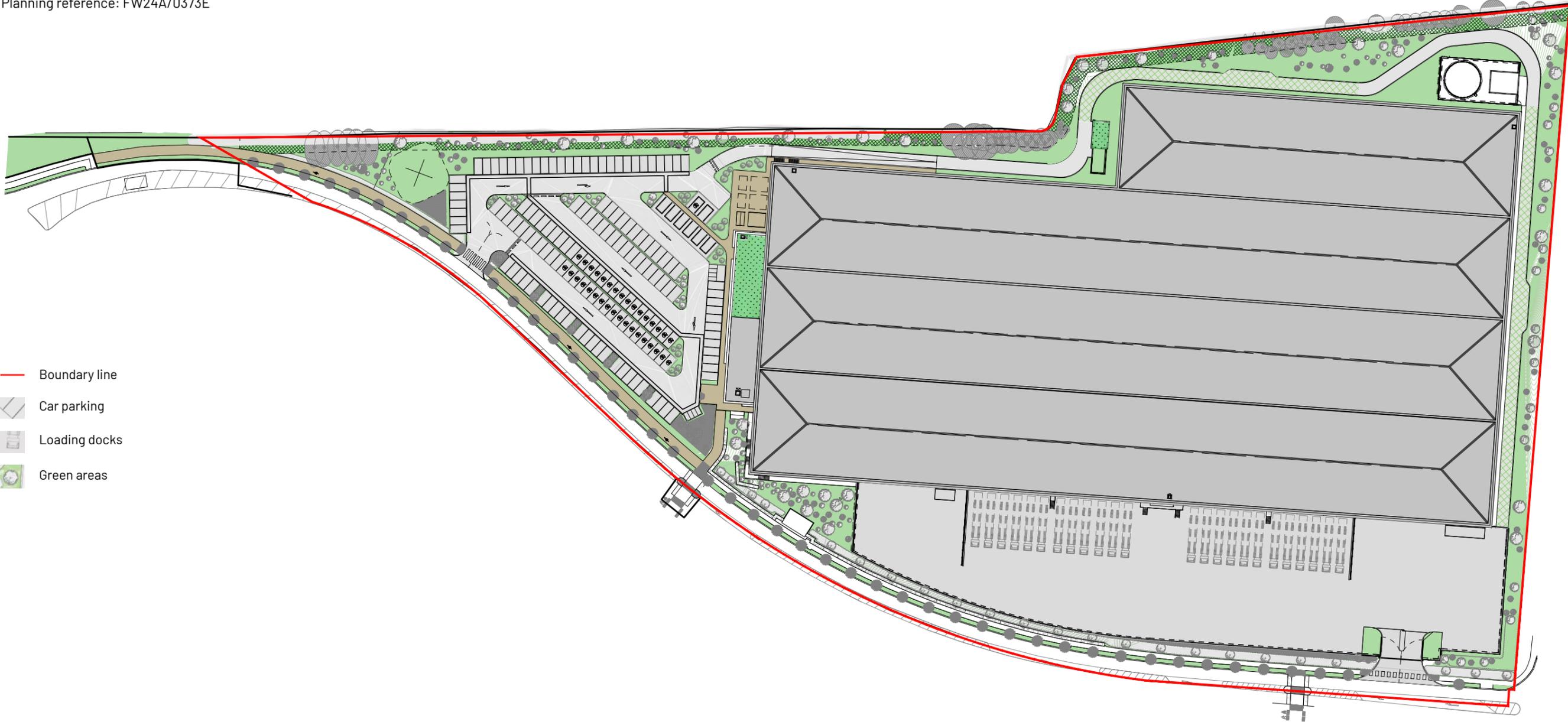
Proposed View on to South Elevation Marshalling Yard Entrance.

SITE PLAN

PLANNING

Planning granted for the construction of a central warehouse & logistics distribution centre, with an overall GFA of 26,865 sq. m.

Planning reference: FW24A/0373E



SERVICES

All mains services will be provided and connected to the property.
1 MVA of power will be supplied to the building.

VIEWING

All viewings are strictly by appointment through joint agents, Cushman & Wakefield & Savills.

PRICING & TERMS

On Application.

OUTGOINGS

Available on request.

SUSTAINABILITY CREDENTIALS



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A DEVELOPMENT WITH



Project Management