

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

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

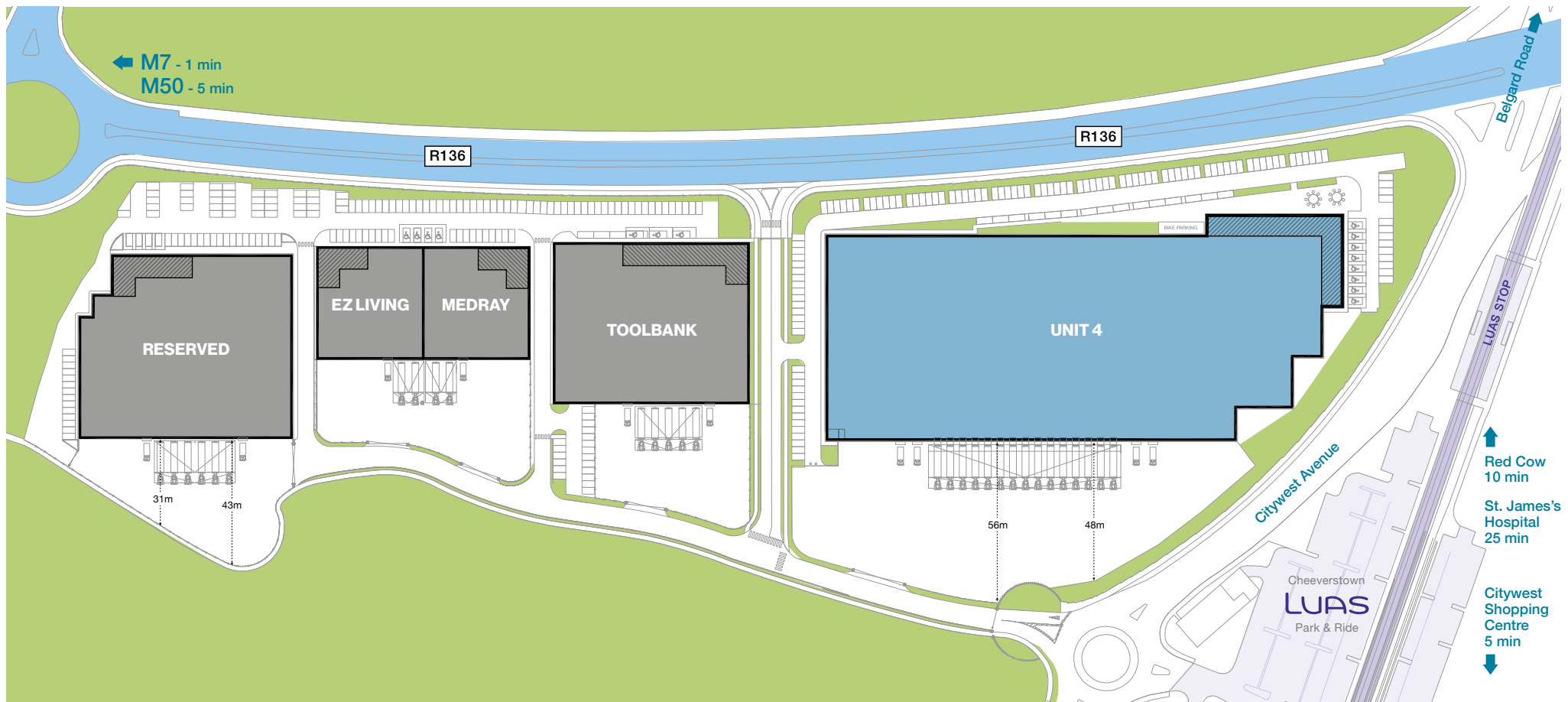
With a focus on sustainability being a key driver for Rohan as a developer and long term investor, this property is targeting LEED Gold sustainability accreditation in addition to BER A3 and EU Taxonomy Compliance. The planned specification of the property includes:

- 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

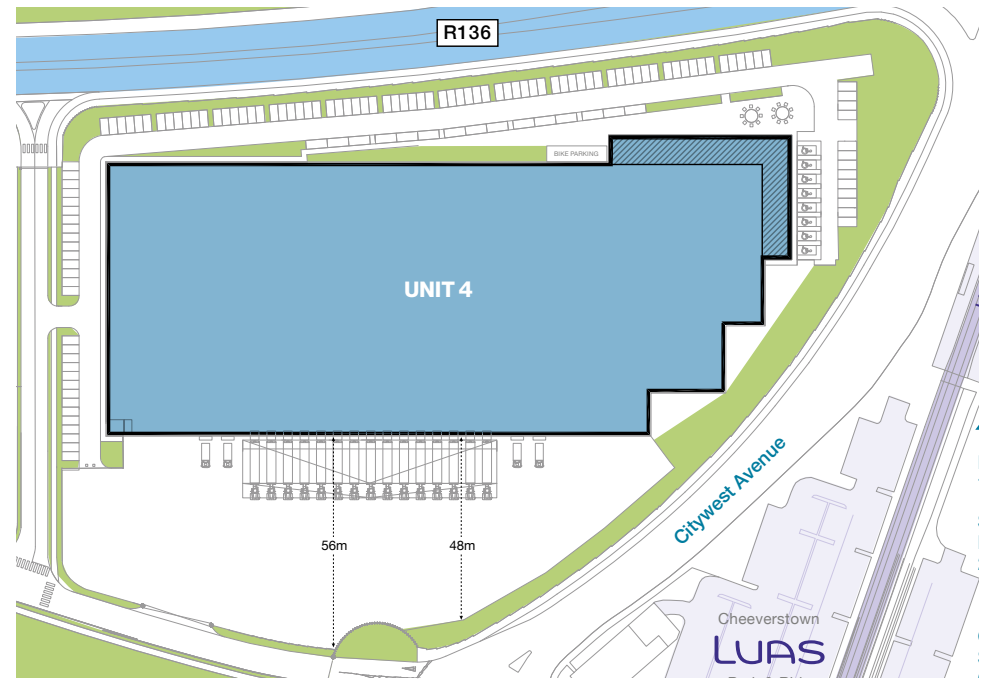
- Feature HQ style offices with full raised access floors.
- Open plan design suitable for compartmentation.
- Canteen, shower and staff changing facilities at ground and first floor.
- Manager's office, toilets and tea station in warehouse.
- VRF air conditioning.
- Suspended acoustic tiled ceilings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

ACCOMMODATION

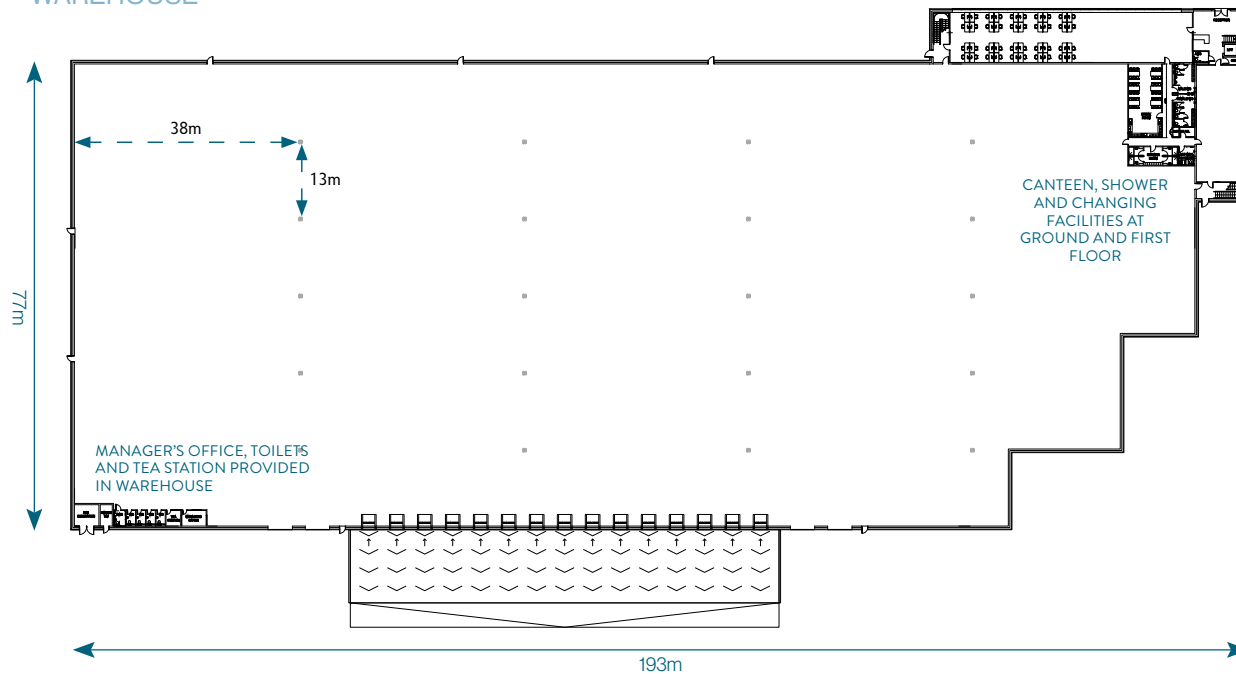
Approximate gross external floor areas

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

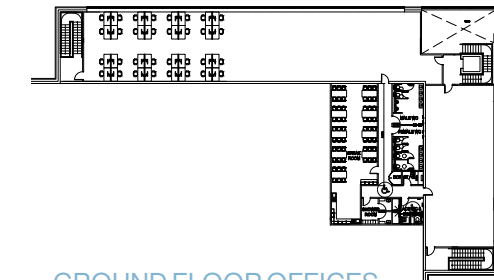
Site area of approx. 3.5 hectares (8.61 acres)



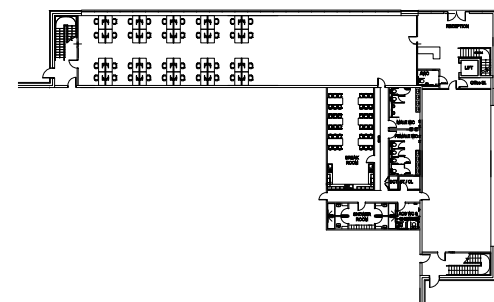
WAREHOUSE



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



Savills
33 Molesworth Street,
Dublin 2

GAVIN BUTLER
T 01 618 1340
M 087 263 9236
E gavin.butler@savills.ie



4th Floor, Block 2, Harcourt Centre,
Harcourt Street, Dublin 2, Ireland.
www.rohanholdings.ie
+353 (0)1 662 4455
info@rohanholdings.ie

JAMIE ROHAN
E jrohan@rohanholdings.ie
M 087 290 6740

JOHN CASEY
E jcasey@rohanholdings.ie
M 086 796 7072

Savills for themselves and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agent or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Savills nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.