

FOR SALE
TO LET

"Osprey House"

Dublin AirPort Logistics Park, St. Margaret's Road, Co. Dublin.

High-Bay Warehouse with Offices. Approx. 5,481 sq m (58,997 sq ft) on a Site of Approx. 1.14 Hectares (2.82 Acres)

- High Profile Unit With Generous Dedicated Yard Area
- Access Controlled And Secure Business Park Environment
- Only Minutes From Airport, Port Tunnel, M50 And M1 Motorways



BER B1

Dublin AirPort 
Logistics Park

ROHAN 

LOCATION

Dublin AirPort Logistics Park is Ireland's definitive logistics and distribution park and is strategically located just minutes from the M50/M2 junction, the Airport and the Port Tunnel. The park is accessed immediately from the M2 and offers a unique combination of accessibility and profile within an established business area.



Dublin AirPort Logistics Park

- ... is **250 metres** from **Dublin Airport** perimeter,
- ... has **dedicated access directly onto the M2** and
- ... a **second access point to Dublin Airport via St Margaret's Road,**
- ... is **2 minutes** from the **M50** (via the **M2**),
- ... has **unrivalled profile onto the M2,**
- ... is **10 minutes** from the **Port Tunnel** entrance.



"Osprey House"

Dublin AirPort Logistics Park, St. Margaret's Road, Co. Dublin.

SPECIFICATIONS/FEATURES

GENERAL:

- 12 metre internal height.
- Steel portal frame construction.
- Extensive secure service yard and car parking.
- 6 dock levellers with tailgate loading.
- 2 roller shutter doors.
- Min. 60 kn./m2. (1,250 lbs./sq.ft.) floor loading.
- 2.4 metre high wall to inside of external cladding wall.
- Twin tube batten type fluorescent lighting.
- Electrical distribution centre designed for three phase electrical supply and CT metering.
- High quality actively managed estate.

OFFICES:

- Feature reception area.
- Open plan design suitable for compartmentation.
- Gas fired heating.
- Suspended acoustic tiled ceilings with recessed fluorescent lights.
- Painted and plastered walls.
- Fully fitted toilets and tea station facilities.
- Perimeter skirting trunking.
- Fully bonded heavy contact carpet to offices, reception and main stairs.



Similar Unit

ACCOMMODATION

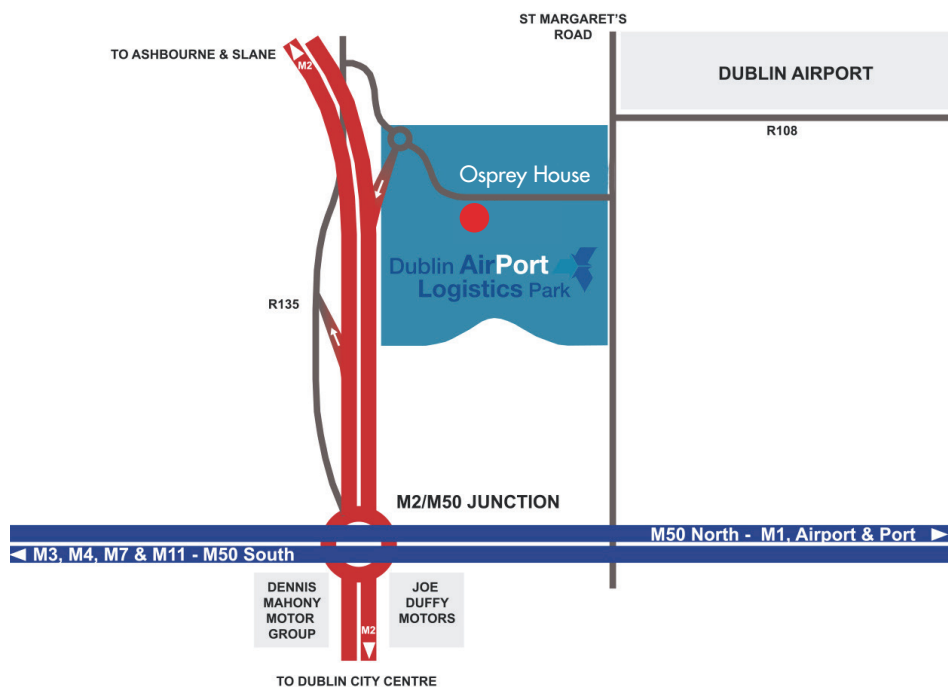
APPROXIMATE GROSS EXTERNAL FLOOR AREAS:

	sq m	sq ft
Warehouse	4,941	53,184
Offices	540	5,813
Total	5,481	58,997

Site area of approx. 1.14 Hectares (2.82 Acres)



Dublin AirPort Logistics Park



TERMS: Available upon request

TARGETED BER: B1

RATES: Commercial Rates payable to Fingal County Council

OTHER OUTGOINGS: Available upon request



Join leading occupiers including:



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