

# A PLATFORM TO EXCEL

THE HIGHEST QUALITY OF LOCATION AND  
DEVELOPMENT ACCOMMODATING FACILITIES  
BETWEEN 97,000 SQ FT AND 500,000 SQ FT.





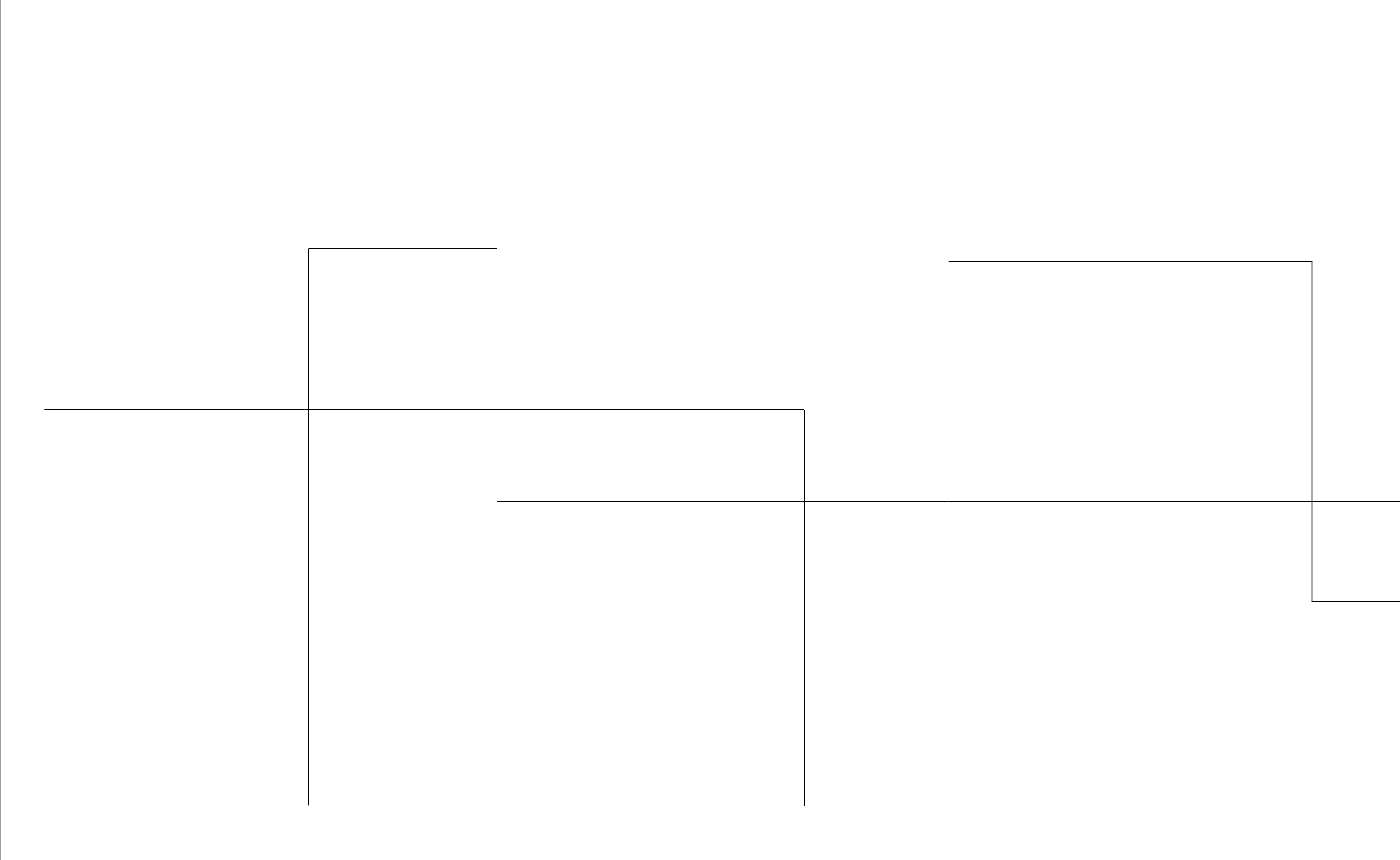
## OPPORTUNITY COMES IN MANY SHAPES AND SIZES

IRELAND'S MARKET LEADING  
CAMPUS IN DUBLIN'S PREMIER  
LOGISTICS CORRIDOR.

Phase 1 hosts four inventory buildings (Units 1, 2, 4 and 5) ranging in size between 97,000 sq ft and 197,000 sq ft. These inventory buildings will be available from Q3 2025. At the same time as inventory development, Units 3 is pre-let and under construction.

The entire site wide infrastructure will be in place creating an oven-ready central development plot for design and build requirements up to 500,000 sq ft.








# SPECIFIED

Set over 78 acres Mountpark Grange Castle West provides much needed best-in-class logistics accommodation to the Dublin market.

The site benefits from detailed planning consent for a five unit masterplan with facilities ranging in size between 97,000 sq ft and 197,000 sq ft. Unit 3 is pre-let to national/global occupiers.

Each unit is an advancement upon our market leading specification, with a focus on maximising operational efficiencies, providing flexibility, enhanced employee welfare as well as being set in an attractive highly landscaped external environment, creating spaces that all want to be a part of.

The infrastructure package will include the entire site, creating an oven-ready development plateau on the central plot for design and build requirements up to 500,000 sq ft.





# MASTERPLAN



MASTERPLAN

# UNIT 1

114,766 SQ FT

AVAILABLE Q3 2025

WAREHOUSE

106,306 SQ FT

TWO STOREY OFFICES

6,988 SQ FT

GALLERY

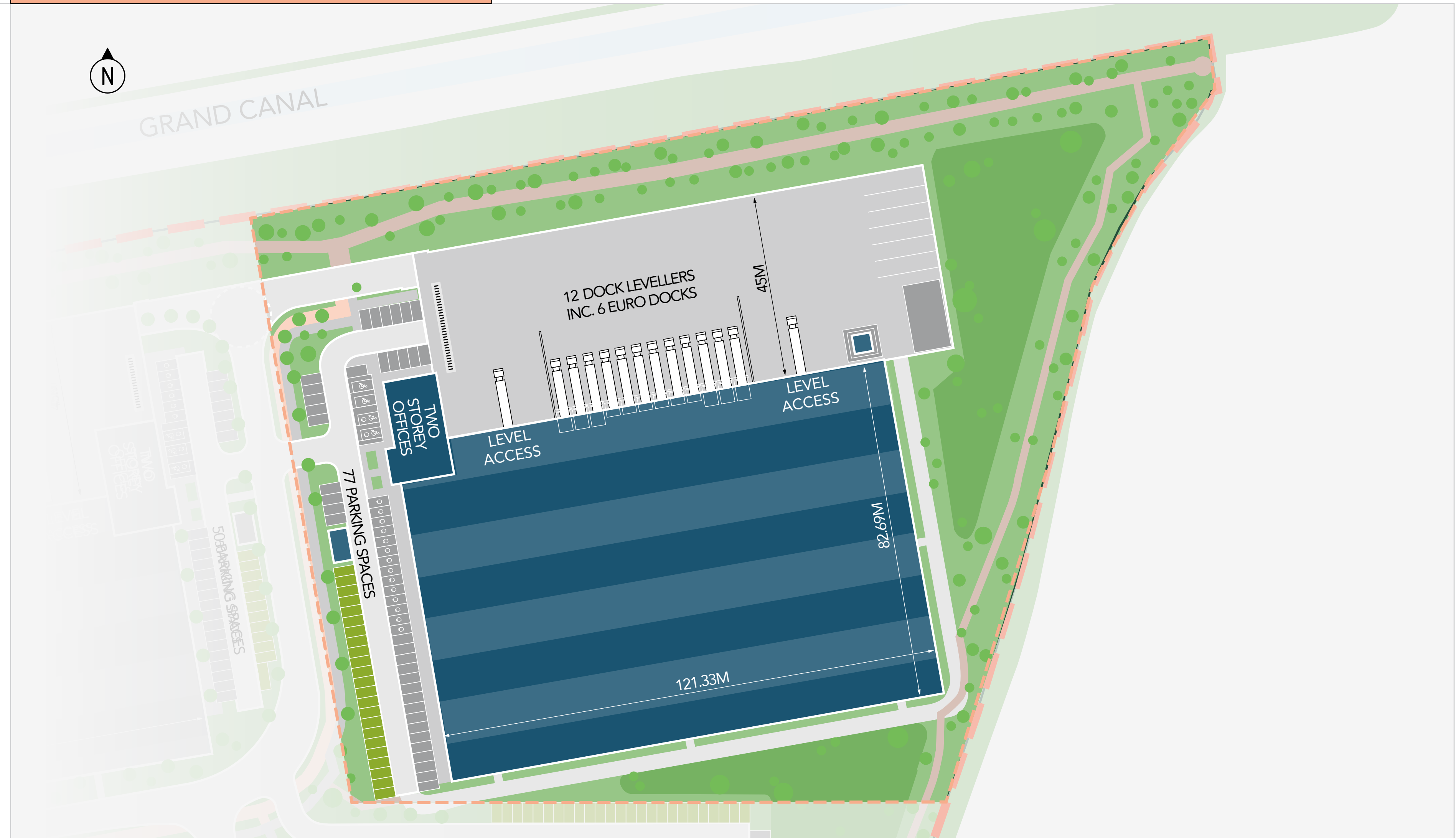
135 SQ FT

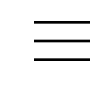
PLANT

1,337 SQ FT

UNIT 1

PLAN





# UNIT 1

114,766 SQ FT

AVAILABLE Q3 2025

## SPECIFICATION

### WAREHOUSE

106,306 SQ FT

### TWO STOREY OFFICES

6,988 SQ FT

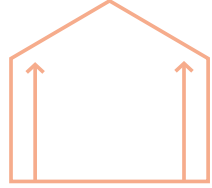
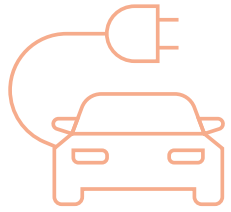

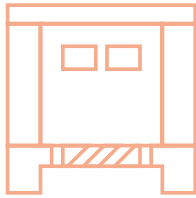

### GALLERY

135 SQ FT

### PLANT

1,337 SQ FT

## UNIT 1

 <p><b>14m</b> Clear haunch height</p>	 <p><b>26 (20%)</b> EV car charging</p>	 <p><b>Hydration</b> Drinking fountains to warehouse</p>
 <p><b>45m</b> Secure yard</p>	 <p><b>Ventilated</b> Passive roof ventilation</p>	 <p><b>Connected</b> Connection ready</p>
 <p><b>2</b> Level access doors</p>	 <p><b>Natural light</b> Ribbon glazing to marshalling areas</p>	 <p><b>Efficient</b> BER Rating A1</p>
 <p><b>12 (6 Euros)</b> Dock levellers 50% Euro docks</p>	 <p><b>Green energy</b> PV rooftop array</p>	 <p><b>'Outstanding'</b> BREEAM target</p>
 <p><b>50kN/m<sup>2</sup></b> Floor loading</p>	 <p><b>350 kVA</b> Power</p>	



# UNIT 1

114,766 SQ FT

AVAILABLE Q3 2025

WAREHOUSE

106,306 SQ FT

TWO STOREY OFFICES

6,988 SQ FT

GALLERY

135 SQ FT

PLANT

1,337 SQ FT

UNIT 1

CGI



Computer generated image is indicative only.



# UNIT 2

197,540 SQ FT

AVAILABLE Q3 2025

PLAN

WAREHOUSE

183,008 SQ FT

TWO STOREY OFFICES

11,854 SQ FT

GALLERY

135 SQ FT

PLANT

2,757 SQ FT

UNIT 2





# UNIT 2

197,540 SQ FT

AVAILABLE Q3 2025

## WAREHOUSE

183,008 SQ FT

## TWO STOREY OFFICES

11,854 SQ FT

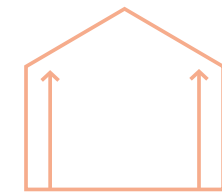
## GALLERY

135 SQ FT

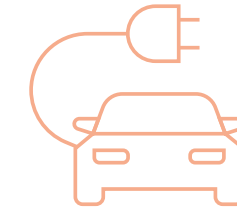
## PLANT

2,757 SQ FT

### SPECIFICATION



**15m**  
Clear haunch height



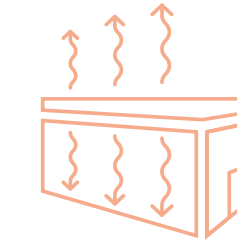
**26 (20%)**  
EV car charging



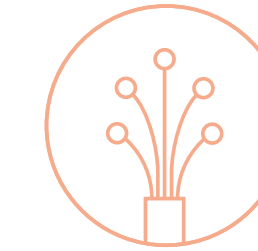
**Hydration**  
Drinking fountains to warehouse



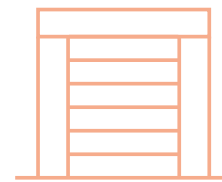
**50m**  
Secure yard



**Ventilated**  
Passive roof ventilation



**Connected**  
Connection ready



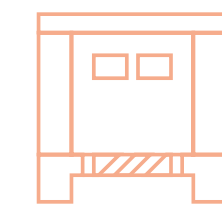
**4**  
Level access doors



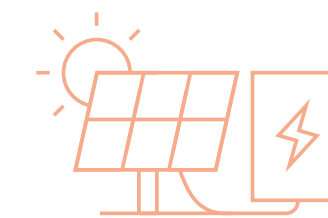
**Natural light**  
Ribbon glazing to marshalling areas



**Efficient**  
BER Rating A1



**20 (10 Euros)**  
Dock levellers 50% Euro docks

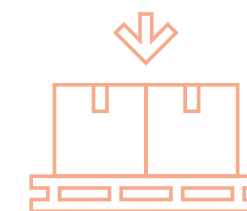


**Green energy**  
PV rooftop array



**'Outstanding'**  
BREEAM target

UNIT 2



**50kN/m<sup>2</sup>**  
Floor loading



**499 kVA**  
Power



# UNIT 2

197,540 SQ FT

AVAILABLE Q3 2025

WAREHOUSE

183,008 SQ FT

TWO STOREY OFFICES

11,854 SQ FT

GALLERY

135 SQ FT

PLANT

2,757 SQ FT

UNIT 2

CGI



Computer generated image is indicative only.



# UNIT 4

96,682 SQ FT

AVAILABLE Q4 2025

## PLAN

### WAREHOUSE

89,122 SQ FT

### TWO STOREY OFFICES

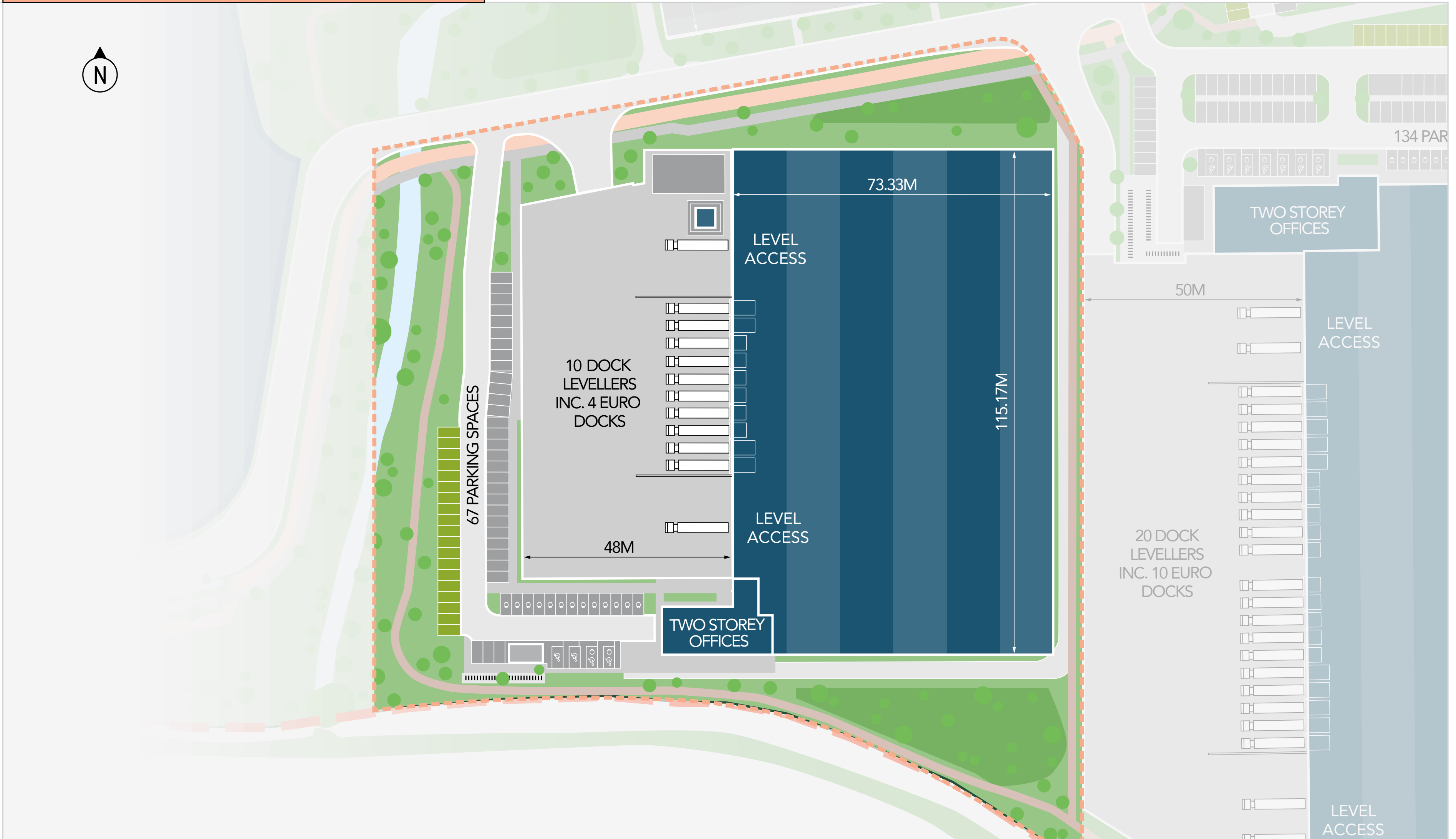
6,026 SQ FT

### GALLERY

127 SQ FT

### PLANT

1,407 SQ FT



## UNIT 4



# UNIT 4

96,682 SQ FT

AVAILABLE Q4 2025

## WAREHOUSE

89,122 SQ FT

## TWO STOREY OFFICES

6,026 SQ FT

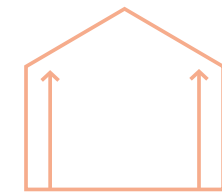
## GALLERY

127 SQ FT

## PLANT

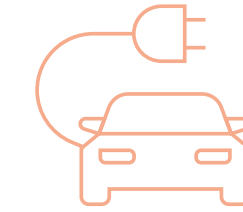
1,407 SQ FT

### SPECIFICATION



14m

Clear haunch height



15 (20%)

EV car charging



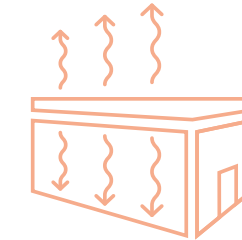
Hydration

Drinking fountains to warehouse



48m

Secure yard



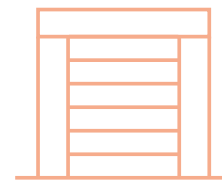
Ventilated

Passive roof ventilation



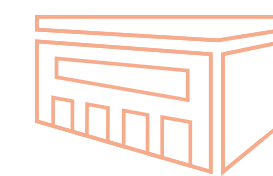
Connected

Connection ready



2

Level access doors



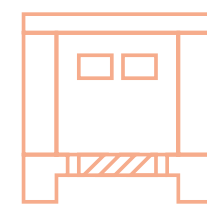
Natural light

Ribbon glazing to marshalling areas



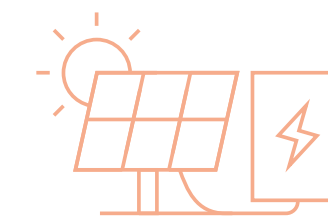
Efficient

BER Rating A1



10 (4 Euros)

Dock levellers 40% Euro docks



Green energy

PV rooftop array



'Outstanding'

BREEAM target

UNIT 4



50kN/m<sup>2</sup>

Floor loading



350 kVA

Power



# UNIT 4

96,682 SQ FT

AVAILABLE Q4 2025

WAREHOUSE

89,122 SQ FT

TWO STOREY OFFICES

6,026 SQ FT

GALLERY

127 SQ FT

PLANT

1,407 SQ FT

UNIT 4

CGI



Computer generated image is indicative only.



# UNIT 5

135,365 SQ FT

AVAILABLE Q4 2025

## PLAN

WAREHOUSE

121,460 SQ FT

TWO STOREY OFFICES

11,436 SQ FT

GALLERY

606 SQ FT

PLANT

1,863 SQ FT



## UNIT 5



# UNIT 5

135,365 SQ FT

AVAILABLE Q4 2025

## WAREHOUSE

121,460 SQ FT

## TWO STOREY OFFICES

11,436 SQ FT

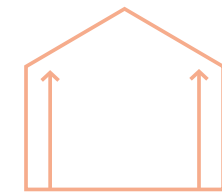
## GALLERY

606 SQ FT

## PLANT

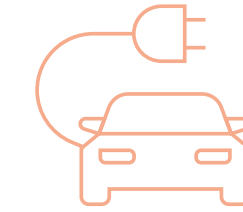
1,863 SQ FT

### SPECIFICATION



14m

Clear haunch height



16 (30%)

EV car charging



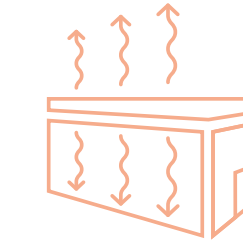
Hydration

Drinking fountains to warehouse



50m

Secure yard



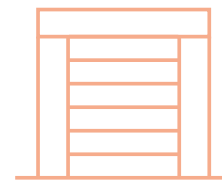
Ventilated

Passive roof ventilation



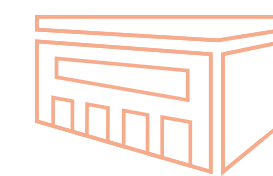
Connected

Connection ready



3

Level access doors



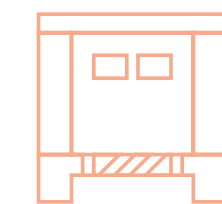
Natural light

Ribbon glazing to marshalling areas



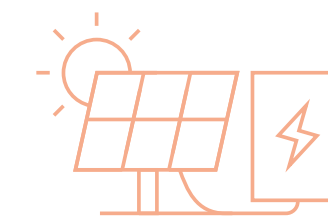
Efficient

BER Rating A1



20 (10 Euros)

Dock levellers 50% Euro docks



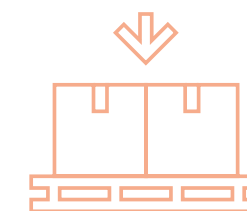
Green energy

PV rooftop array



'Outstanding'

BREEAM target



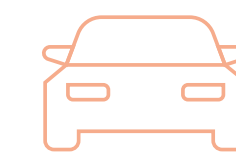
50kN/m<sup>2</sup>

Floor loading



400 kVA

Power



91

Car parking spaces

UNIT 5



# UNIT 5

135,365 SQ FT

AVAILABLE Q4 2025

WAREHOUSE

121,460 SQ FT

TWO STOREY OFFICES

11,436 SQ FT

GALLERY

606 SQ FT

PLANT

1,863 SQ FT

CGI



UNIT 5

Computer generated image is indicative only.



# DESIGN & BUILD

## A BESPOKE APPROACH TAILORED FOR YOU

For customers that require a more bespoke touch, Mountpark Grange Castle West can provide an integrated solution to design and tailor a facility for any specific customer requirement to meet their exact needs.

Construction is underway on the entire site infrastructure works which will create a central development plateau which can accommodate a single building of up to 500,000 sq ft (subject to planning permission for the vertical build).







## WHERE WELLBEING EXCELS

Wellbeing is at the forefront of design in Mountpark buildings and Mountpark Grange Castle West is a leading example. We have considered an array of specification enhancements and external environment to fulfil the needs of our customers and their employees.

From enhanced natural lighting in both warehouse and offices, to break out gardens and extensive high-quality landscaped environment, Mountpark Grange Castle West will be best-in-class when it comes to employee welfare.





# STRATEGIC

Mountpark Grange Castle West offers excellent accessibility to the main orbital and national routeways of the N7 (Naas Road) and N4 linking the development to Dublin, Cork, Limerick and Waterford making it ideally positioned for distribution across Ireland.

Situated within 5km to Adamstown rail station with a number of buses connecting to the station and nearby towns, this development is made for quick and easy commuting.

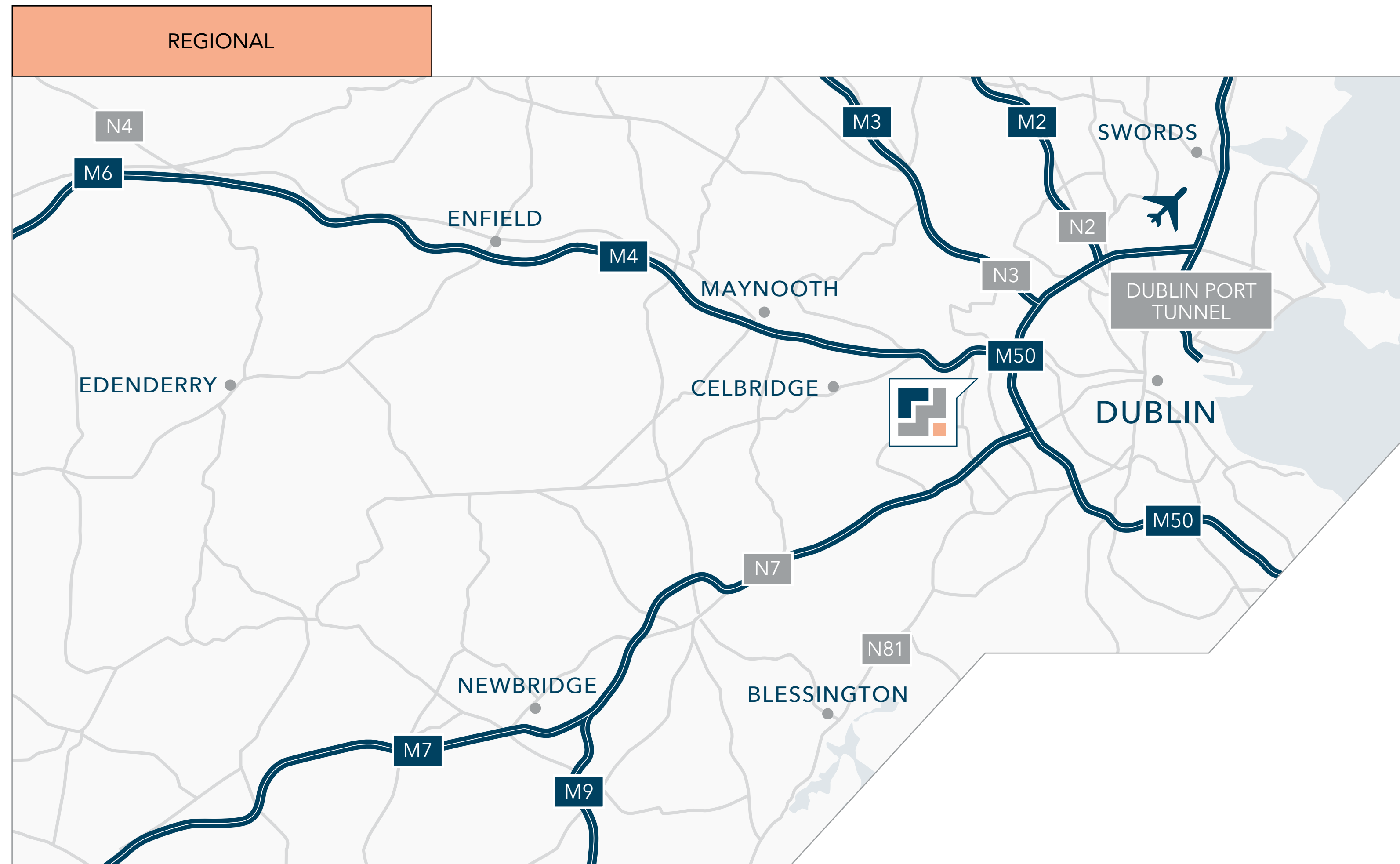




The site is just 4km to Kingswood / N7 junction, 3km to the Lucan / N4 junction and within 8km of both Junctions 7 & 9 M50. The strategic location will offer occupiers a high degree of flexibility of various route options allowing efficient access to Dublin Airport, Port Tunnel and all key logistics networks.



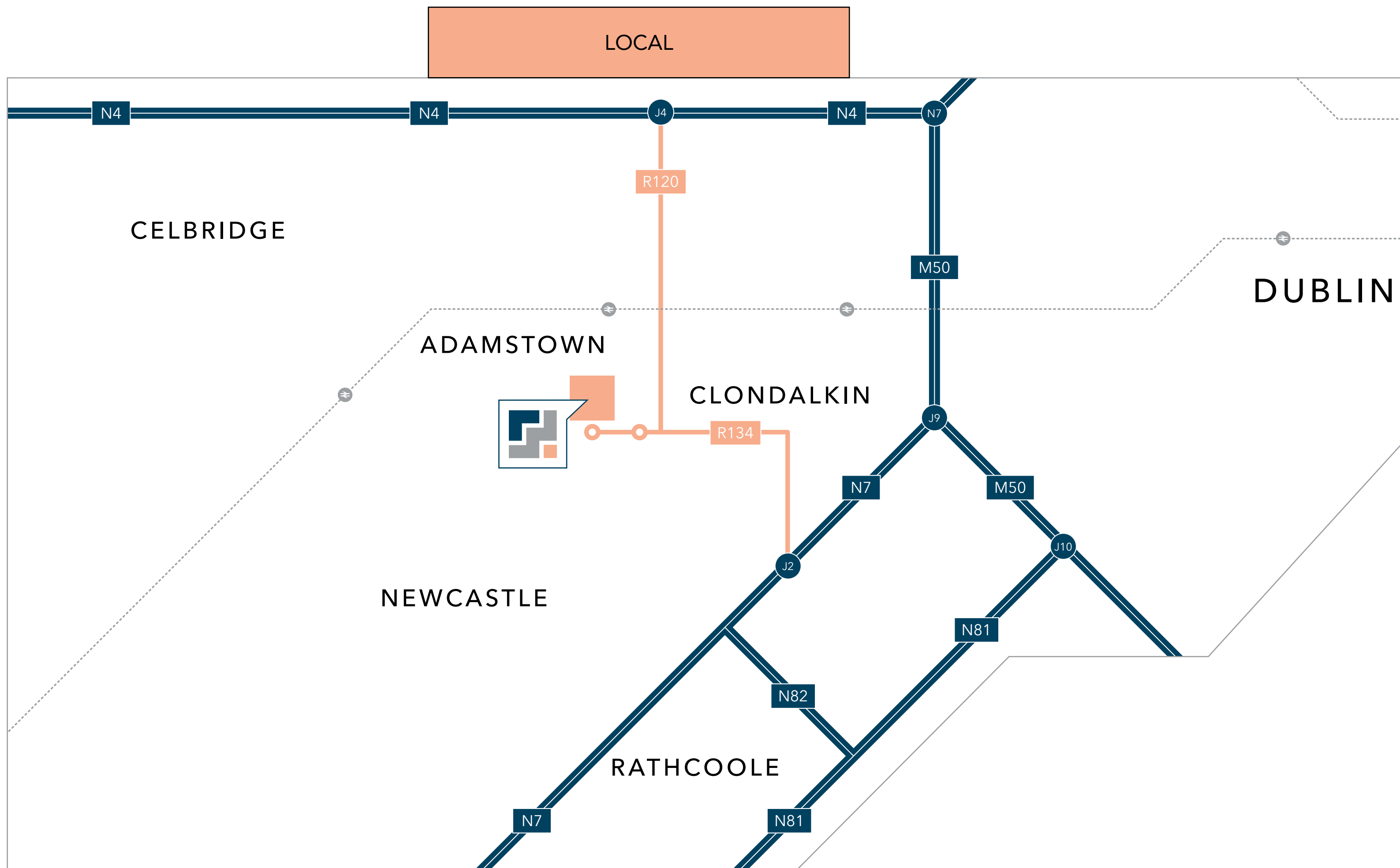
Dublin Port



<b>24</b> km	(22 min) to Dublin Airport
<b>30</b> km	(30 min) to Dublin Port
<b>180</b> km	(1 hr 50 min) to Belfast
<b>180</b> km	(1 hr 50 min) to Limerick
<b>190</b> km	(2 hrs) to Galway
<b>240</b> km	(2 hrs 30) to Cork



Access to the site is via the recently upgraded R134 from the N7 and the R120 from the N4, both connecting into the newly constructed South Dublin County Council estate road at Grange Castle West. The new access road has been built to an excellent standard comprising over 1km of dual carriageway including one double lane and three single lanes with fully segregated roundabouts and 2m wide cycle paths and pedestrian walkways.



3 km	(5 min) to Lucan / N4 Junction
4 km	(5 min) to Kingswood / N7 Junction
8 km	(10 min) to Junction 7 / M50
8 km	(10 min) to Junction 9 / M50



Commuting into Mountpark Grange Castle West proves easy for the local community due to the extensive public transport that is available. Several bus routes, cycle paths and railway options have been developed to link to the established business park to ensure journeys are fast and reliable.



## PUBLIC TRANSPORT

# BUS



The nearest bus route is located just 12 minutes' walk on new Nangor Road. A new 'BusConnects' programme was launched by the National Transport Authority (NTA) to ensure journeys via bus are fast, reliable, punctual and affordable, whilst helping to address climate change. The site is located in close proximity to the D1 branch, which will be serviced every 15 minutes throughout the day. This service will connect the site with Dublin City Centre and several areas within north and south Dublin.

**D1** Serviced every 15 minutes to connect to Dublin City.



Commuting into Mountpark Grange Castle West proves easy for the local community due to the extensive public transport that is available. Several bus routes, cycle paths and railway options have been developed to link to the established business park to ensure journeys are fast and reliable.



## PUBLIC TRANSPORT

# TRAIN



Adamstown Train Station is located 3.8km away which provides quick and easy access from Dublin centre.

**18** mins To Dublin Heuston Station

**4** km To Sallins and Naas Station

**8** km To Kildare Station



Commuting into Mountpark Grange Castle West proves easy for the local community due to the extensive public transport that is available. Several bus routes, cycle paths and railway options have been developed to link to the established business park to ensure journeys are fast and reliable.



## PUBLIC TRANSPORT

Pedestrian footpaths and cycle paths are available on the R120 and R134 New Nangor Road to ensure safe commuting routes for Mountpark Grange Castle West customers and their employees.

## CYCLE



172

Cycle spaces will be provided throughout the development to cater for those cycling to work.





# GRANGE CASTLE WEST

Mountpark Grange Castle West is adjacent to the established Grange Castle Business Park and Grange Castle West is the next phase of expansion, spanning over 450 acres. Grange Castle Business Park and Grange Castle West is promoted by South Dublin County Council alongside the Industrial Development Agency and the main aim of the partnership is to attract major strategic investment into South Dublin.

In turn, Grange Castle has become a globally recognised location that has attracted multi-national corporations such as Google, Amazon, Microsoft and Pfizer and is recognised as a strategic location providing a high quality innovative campus environment.

The partnership is targeting inward investment of over €3.5 billion once Grange Castle West is fully occupied alongside an estimated 6,500 jobs with plans including amenities such as cafés, restaurants and a nursery.

The access road and infrastructure to open up the location is already in place and Mountpark Grange Castle West will be accessed via the newly constructed dual carriageway estate road.

By locating your business at Mountpark Grange Castle West, customers will benefit from intrinsic investment opportunities and be part of a globally recognised campus.



# DEMOGRAPHICS

Mountpark Grange Castle West provides access to a large and diverse workforce, with 67% of the population\* being active. This exceeds the employment levels of the national average (61%).

Approximately 12% of the area's workers are already in the transport and storage sectors (compared to 9% nationwide), underlying the high density of local employees who already have skills that are in demand within the logistics sector.

WITHIN 45 MINUTES:

1,980,989

Total Population

743,325

Total Households

1,246,000

Working age population

1,980,989

Honours Bachelors Degree or higher

12%

Working in transport and storage

3.3%

Unemployed

\*Figures based on the combined Local Electoral Areas of Clondalkin and Lucan.





# PROVEN

As one of Europe's best-known logistics developers, Mountpark's track record speaks for itself. Mountpark Grange Castle West represents everything that we're known for in the industry, giving our occupiers a platform to expand their reach, operate more efficiently, and provide a better workplace for their teams.





OUR

# TRACK RECORD

Mountpark Grange Castle West is our second development in Dublin having successfully completed on 1,350,000 sq ft of logistics space across 7 facilities at Mountpark Baldonnell. The development at Baldonnell is widely viewed as the premier logistics campus in Ireland and Mountpark Grange Castle West will exceed this benchmark with state-of-the-art design and specifications making it a campus both customers and their employees want to be a part of.

OUR CURRENT OCCUPIERS INCLUDE:





# CUSTOMER FOCUSSED

WE WORK FLEXIBLY WITH OUR CUSTOMERS TO DELIVER THE PERFECT LOGISTICS SOLUTIONS TO SUIT THEIR BUSINESS' NEEDS, AND WE HAVE THE TRACK RECORD TO PROVE IT.



"Mountpark is the ideal partner when it comes to the design and construction of logistics facilities. They have always strived to meet deadlines and guarantee the highest quality standards. The magnificent building they have delivered is proof of this."



"We selected Mountpark because of their collaborative approach to designing and constructing a fit-for-purpose building, one that would support our long-term strategy within our desired timeline. Mountpark proved themselves to be the perfect delivery partner throughout the entire process and demonstrated an ability to make very quick decisions to ensure a streamlined process from inception to delivery."



"Mountpark have been a reliant and trusted development partner for Royal Mail with their straight talking, yet flexible approach."



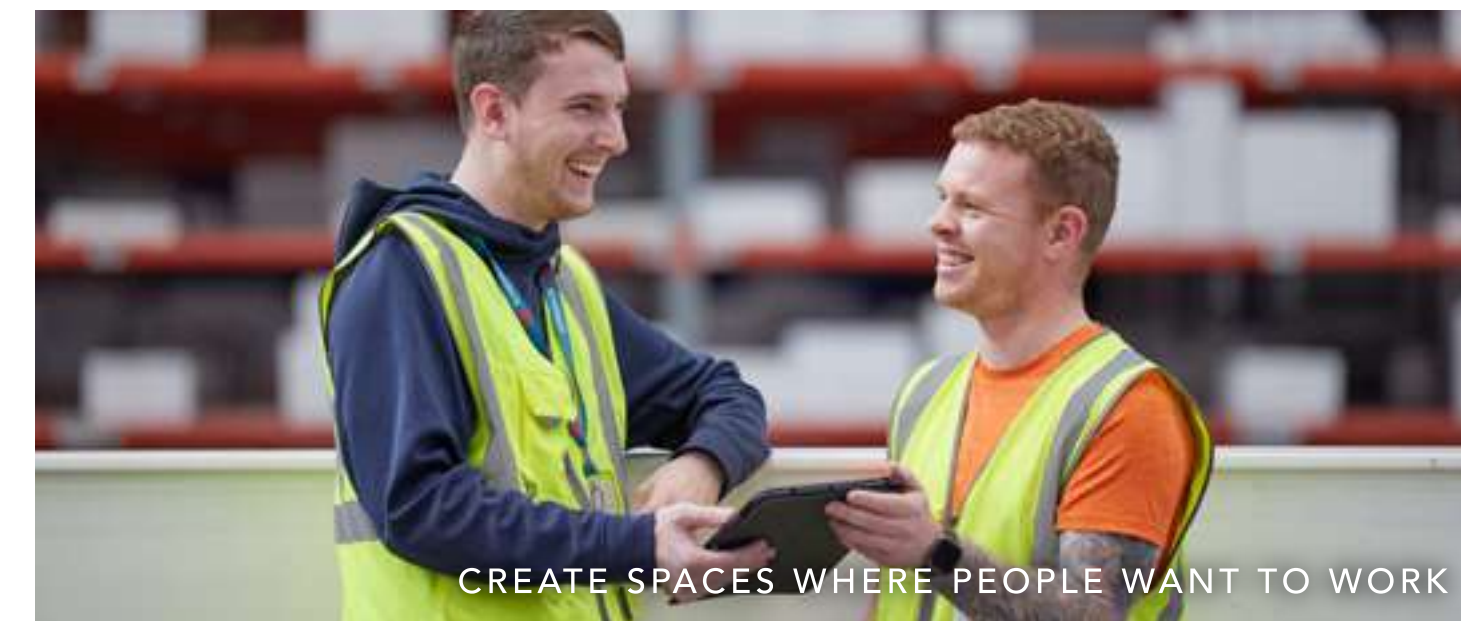


BECOME A GOOD NEIGHBOUR IN OUR LOCAL COMMUNITIES

## THE MOUNTPARK DIFFERENCE

Mountpark's objective is to develop in an environmentally responsible way, with best-in-class buildings and schemes that aide occupiers to become carbon neutral. To help achieve this, we have put in place a number of common initiatives across all our developments to ensure this happens which truly sets us apart.

As part of our developments, we always strive to deliver high-quality public open spaces for the benefit of our partners and the local community as well as high standards of employee welfare being a priority in every facility we build. Both inside and out, Mountpark developments are great places to work.



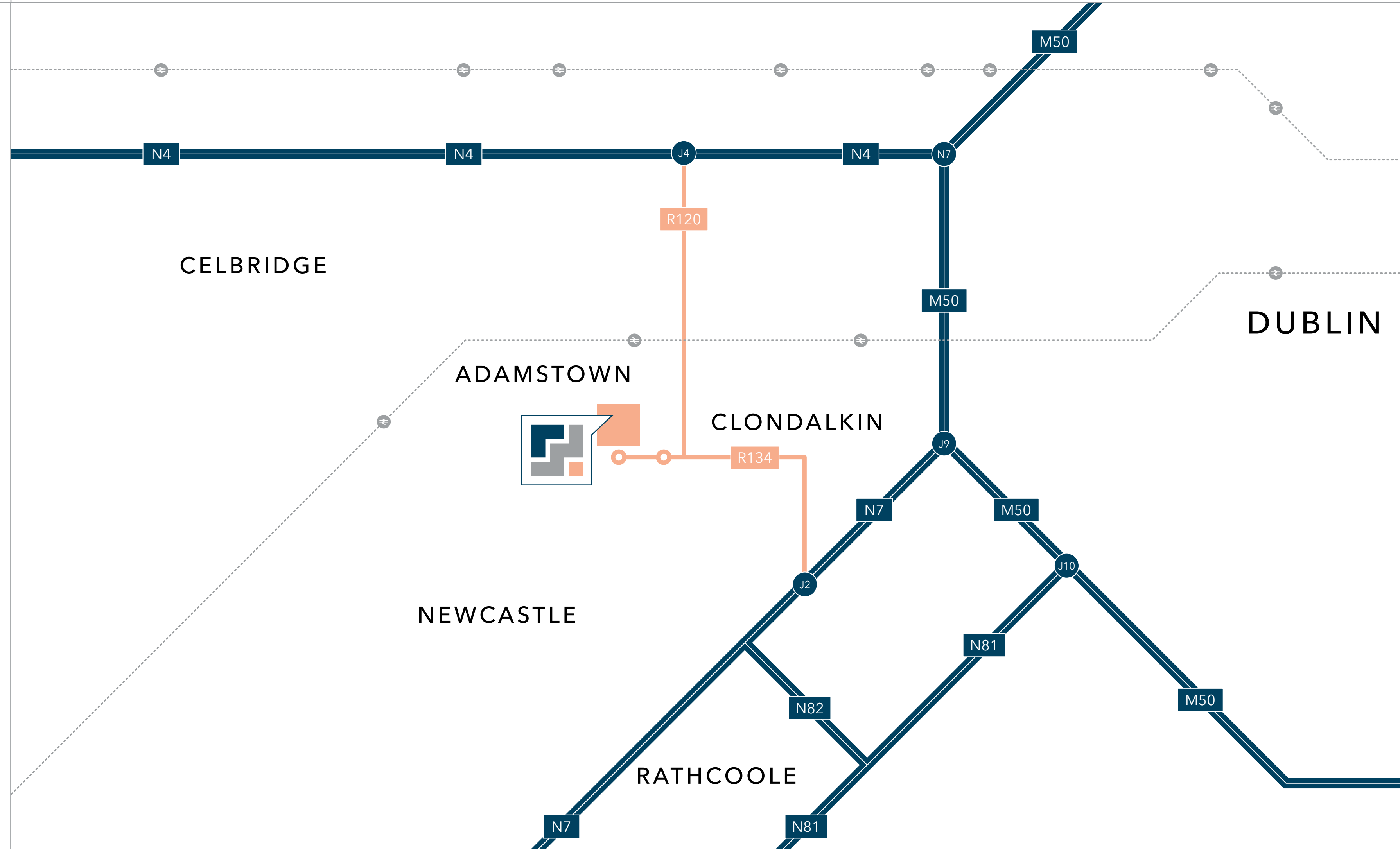
CREATE SPACES WHERE PEOPLE WANT TO WORK



REDUCE THE ENVIRONMENTAL IMPACT OF OUR DEVELOPMENTS



Mountpark  
Grange Castle West | Dublin



Mountpark Grange Castle West is a development by Mountpark Logistics EU Sarl, the European Logistics Development Company owned by:

Mountpark under which particulars are issued: Mountpark for themselves and for the vendors or lessors of this property whose agents they give notice that: (i) the particulars are set out as a general outline only for guidance of intended purchasers or lessors, and do not constitute nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Mountpark has any authority to make or give any representation or warranty whatever in relation to this property. Photographs are indicative only. All dimensions are approximate. July 2024.