

34 | MAGNA
AVENUE

Prime Logistics Facility
With Staff Amenities Like No Other





34 | MAGNA
AVENUE

Magna Business Park, Citywest, Dublin 24

PRESTIGIOUS, HEADQUARTERS LOGISTICS & OFFICE FACILITY



13,880 Sq. m
149,403 Sq. ft



LUAS Stop
13 minutes walk

POSITION

- ♦ Prime south Dublin location
- ♦ Prominent corner position
- ♦ Managed, corporate environment

ACCESS

- ♦ 13 mins walk to LUAS stop
- ♦ 4 mins drive to N7
- ♦ 8 mins drive to M50

AMENITIES

- ♦ 3 mins walk to Spar and creche
- ♦ 9 mins walk to shopping centre
- ♦ 9 mins walk to cafes & restaurants


CAPACITY

- ♦ 14 Dock Levellers and 2 Level Access Doors
- ♦ 18 No. HGV parking spaces
- ♦ 12 m. clear internal height

STAFF AMENITIES LIKE NO OTHER


CITYWEST SHOPPING CENTRE

Just 9 minutes walk from 34 Magna Avenue, and with its own LUAS Stop, Citywest Shopping Centre provides a wealth of staff amenities unrivalled by other industrial & logistics developments.

 3 mins walk


CONVENIENCE & CHILDCARE



 9 mins walk


GROCERIES




 9 mins walk

COFFEE, FOOD, GYM, HEALTH, BEAUTY & OTHER SERVICES







Full height glazing on 3 sides




Raised access floors




Suspended ceilings with recessed LED lighting



Green Walls




Passenger lift




Air source heat pump







14 dock levellers




2 level access doors




FM2 grade floor



12 m. clear internal height



Translucent roof and wall panels



18 HGV parking spaces

A STRIKING NEW DESIGN TO COMPLEMENT ITS PROMINENT POSITION AT THE CORNER OF MAGNA AVENUE AND MAGNA DRIVE

TARGET CERTIFICATION



LEED Gold
BER A3

Magna Business Park is part of the wider Citywest development and benefits from 24/7 on-site security patrols, CCTV and high quality landscaping.

Air source
heat pump

LED lighting

Green walls

EV charging
points

Grasscrete
surfacing

* All CGI images are indicative only

ACCOMMODATION

Gross External Areas	Sq. m.	Sq. ft.
Warehouse	12,739	137,121
Ground Floor Offices and Staff Facilities	413	4,446
First Floor Offices and Staff Facilities	364	3,918
Second Floor Offices and Staff Facilities	364	3,918
Total	13,880	149,403



Striking Corporate Logistics HQ

SITE AREA
3.03 HA. / 7.48 ACRES

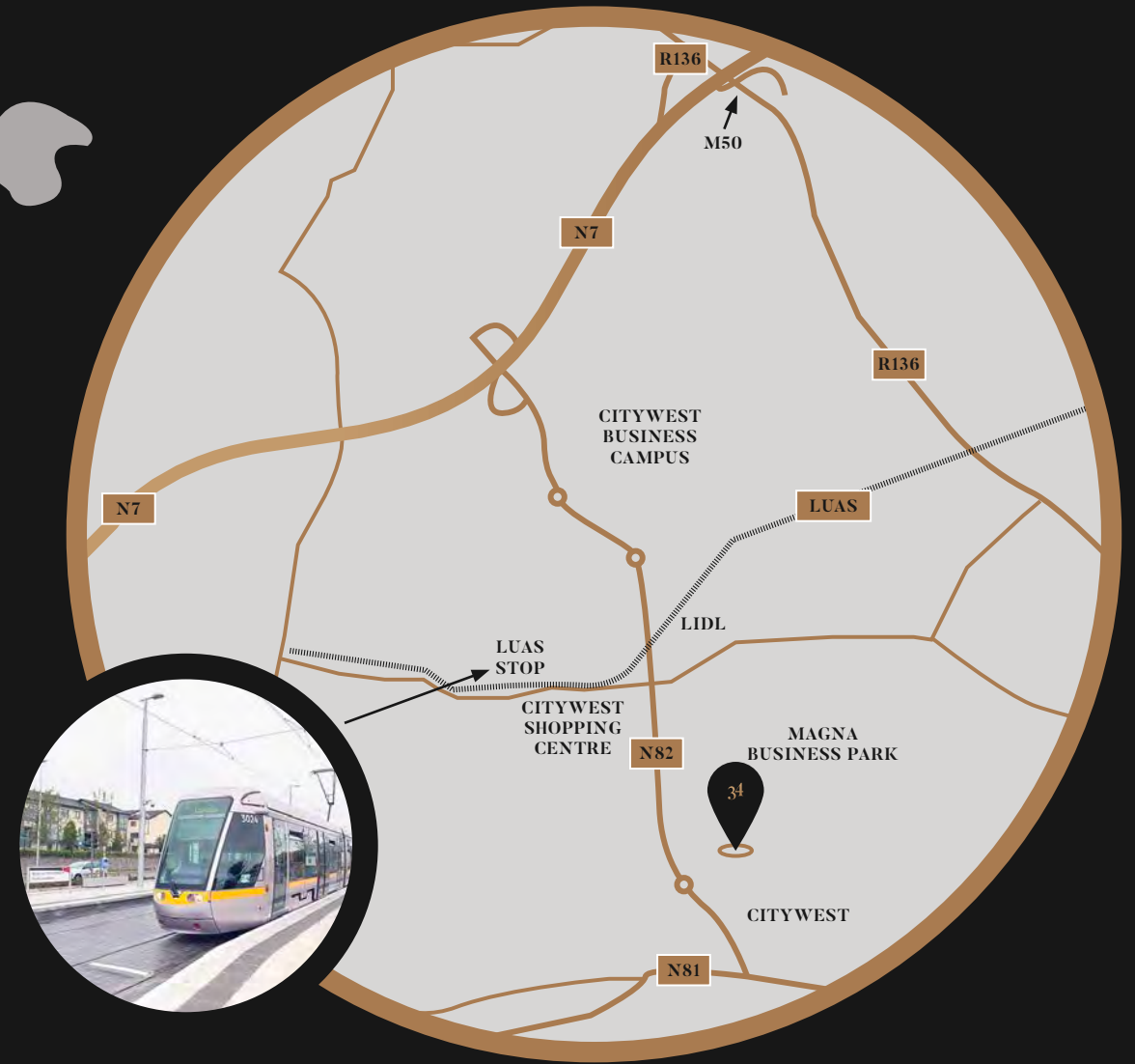


AERIAL OVERVIEW











GPS: 53.33446, -6.386510



LOCATION & DRIVE TIMES

Source: Google Maps (Off-Peak)

	N81 2 Mins		M50 Motorway (Junction 9) 8 Mins
	N7 (Naas Road) 4 Mins		Dublin International Airport 22 Mins
	N136 (Outer Ring Road) 5 Mins		Dublin Port Tunnel 22 Mins

DEVELOPER

Sandymark, through its various affiliate companies, was responsible for the development of most of Greenogue Business Park and Greenogue Logistics Park. Over 25 years, it has delivered 4 million sq. ft. of industrial & logistics assets.

See sandymark.ie

Sandymark.

LETTING & SELLING AGENTS



PRSA Licence No. 002027

P: 01 4532755

Philip Harvey

E: pharvey@harvey.ie

Kevin McHugh

E: kmchugh@harvey.ie

Kieran Casey

E: kcasey@harvey.ie



PRSA Licence No. 002273

P: 01 6731600

Nigel Healy

E: nigel.healy@jll.com

Woody O'Neill

E: woody.oneill@jll.com

Cathal Morley

cathal.morley@jll.com

DISCLAIMER

Particulars are set out as a general outline for potential purchasers / tenants and whilst every care has been taken in their preparation, they do not constitute an invitation to treat, or an offer or contract of any kind. All descriptions, floor areas, site areas, dimensions, plans, maps, computer generated images, references to condition, permissions or licences of use or occupation, access and other details, are for guidance purposes only and may be subject to change. The particulars and information are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely upon them as statements or representations of fact, and is specifically advised to satisfy themselves as to their accuracy by carrying out their own due diligence at their own expense. No principal or employee of William Harvey Ltd t/a HARVEY or Jones Lang LaSalle has any authority to make or give any representation or warranty in respect of any property and no liability will be accepted in respect of any loss suffered by any intending purchaser / tenant or third party arising out of information contained on these web pages, brochures or given verbally. Prices and/or annual rents are quoted exclusive of VAT and any other applicable taxes that the purchaser / tenant will be liable for and the purchaser/tenant must satisfy themselves independently as to the incidence of VAT, stamp duty and all additional outgoings or associated acquisition costs in respect of any transaction.