



To Let

Unit N1 Horizon Logistics Park, Co. Dublin

53,023 Sq Ft, New High Bay Distribution Facility; Immediately Adjacent to Dublin Airport

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Location

- Horizon Logistics Park consists of approximately 300 acres of zoned industrial land where a number of high quality distribution facilities have already been developed and occupied
- Superb North Dublin location immediately adjacent to Dublin Airport, 1km (3 minutes) to the M50 (Junction 4) and 6km to the Port Tunnel

Specification

- Steel portal frame construction; 12m clear internal height
- 2.4m concrete block infill walls with insulated cladding above to roof level
- Metal deck roof with 10% perspex roof lights
- Reinforced concrete floor with power floated finish
- Floor loading capacity is 60Kn / per sq m
- 7 dock and 2 grade level loading doors
- Separate and secure concrete loading yard - 35m
- Offices finished with plastered & painted walls, suspended acoustic tiled ceilings with LED light fittings
- Air conditioning to office accommodation
- Fully fitted tea station and toilet accommodation



Sustainability

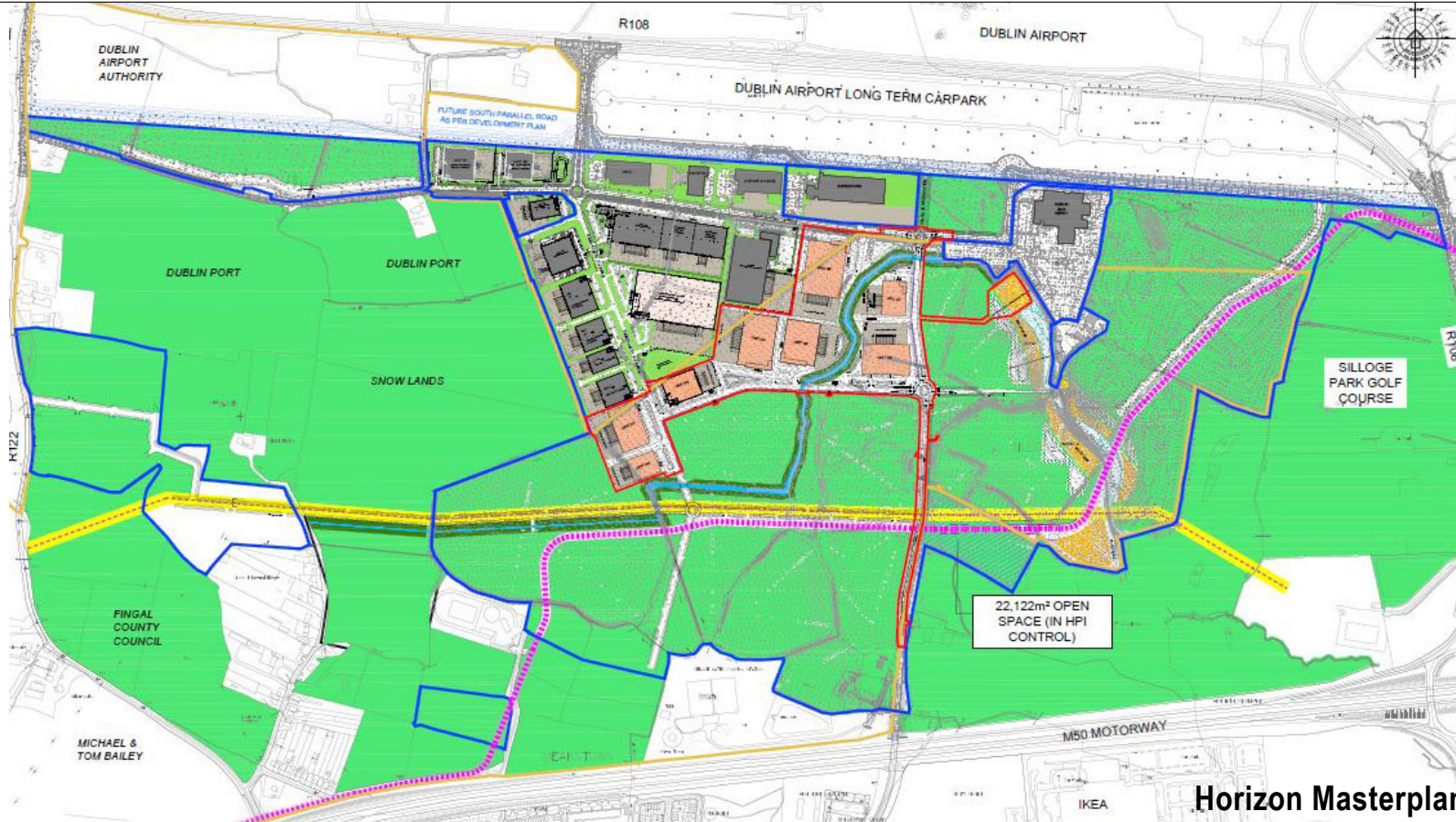
- Targeted LEED Gold accreditation
- NZEB compliant
- Solar panels on the roof
- Low energy LED lighting
- Electric car charging point

Accommodation

The approximate gross external area (GEA) of the property is as follows:

| | SQ FT |
|--------------------|---------------|
| Warehouse | 49,891 |
| Two Storey Offices | 3,132 |
| Total | 53,023 |

All intending tenants are specifically advised to verify the floor areas and undertake their own due diligence.



Terms

Available To Let
Rent on Application

Viewing

Strictly by appointment only

Design and Build Opportunities

Horizon Logistics Park has the capability to accommodate all industrial occupational requirements ranging from 20,000 sq ft to 250,000 sq ft and upwards.

Should you wish to discuss the various options available to you, JLL can provide additional information on bespoke design and build opportunities which may fulfil your specific requirement.

Enquiries

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