

TO LET

GATEWAY BUSINESS CAMPUS
CLONSHAUGH INDUSTRIAL ESTATE,
DUBLIN 17.

SERVICES

We understand that all main services are available to the property.

LEASE TERMS

Flexible lease terms available.

RENT

On Application.

VIEWING

Strictly by appointment with joint letting agents.



FOR FURTHER INFORMATION

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- HIGH QUALITY OFFICE / INDUSTRIAL SPACE
- PROFILE ONTO M1 MOTORWAY
- EXCELLENT TRANSPORT LINKS
- ENTIRE CAPABLE OF SUB DIVISION
- SELECTION OF SIZES AVAILABLE
- FLEXIBLE LEASE TERMS

BER D1

TERMS AND CONDITIONS: Joint Agents, Lambert Smith Hampton Group Limited and Lisney Limited for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) these particulars are given without responsibility of the joint agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or part of an offer or contract; ii) the joint agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use an occupation and other details contained herein and any prospective 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 accuracy of each of them; iii) no employee of the joint agents has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchaser price and/or rent. All figures are quoted exclusive of VAT. Intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) the joint agents will not be liable, in negligence or other wise, for any loss arising from the use of these particulars.

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GATEWAY BUSINESS CAMPUS

LOCATION

Clonshaugh Industrial Estate is a 100 - hectare estate, which occupies a strategic position on the east side of the M1 (Dublin/Belfast) Motorway, approximately 6.4 kms north of Dublin City Centre and approximately 3 kms south of Dublin Airport.

The estate is located at the junction of Clonshaugh Road and Oscar Traynor Road within 1.5 kilometres of the M50/M1 Interchange. This provides excellent motorway access to all main arterial routes from Dublin. It also lies adjacent to the Port Access Tunnell, which is currently under construction and due for completion in 2006.

DESCRIPTION

The subject property extends to a total gross external floor area of approximately 30,700 sq.m (330,450 sq.ft) and lies on a site area of approximately 7.3 hectares (18 acres). It occupies a high profile position benefiting from substantial frontage onto the M1 Motorway.

SUB-DIVISION

The entire facility at Gateway has been designed to facilitate subdivision in many ways. Each section can be sub-divided into smaller areas to suit occupiers requirements.

ACCOMMODATION - OFFICES

SECTION A

Section A comprises two-storey office accommodation to the front of the production area extending to approximately 5,471sq.m. (58,894 sq.ft). This section incorporates a reception area, ground floor offices with elevator and stairway access to first floor offices. This section is of reinforced concrete frame construction with concrete block walls to the elevations finished with architectural blockwork, aluminium strip windows and covered with a flat roof.

It is finished internally to a high standard with plastered and painted walls, carpet floors, suspended acoustic ceiling tiles and fluorescent lighting throughout. The main reception area is approached by a feature access incorporating a flight of wide flagged steps.

FEATURES INCLUDE

- Fully Air Conditioned Offices
- Sprinkler System Throughout
- Security Checkpoint beyond gated entrance
- Entire Facility cabled for CCTV
- Ample Car Parking
- Landscaped Areas
- Back-up Generator Power Supply



ACCOMMODATION - INDUSTRIAL

PRODUCTION AREA / WAREHOUSE

The production area extends to approximately 9,842 sq.m. (105,935 sq.ft). This section of the facility is of steel frame construction with block walls to the elevations surmounted by press steel cladding. It is covered with a flat pressed steel roof and it has a clear internal height of approximately 6 metres (19.7ft). It also has excellent loading facilities comprising 10 dock levellers and 1 standard loading door with a substantial marshalling yard. There is office accommodation located above the loading bays extending to approximately 626.5 sq.m. (6,744 sq.ft).

This area has the benefit of three-phase power. Natural lighting is by means of aluminium roof domes, which incorporates a vent system with additional fluorescent lighting throughout. Heating is by means of heat pumps.

SECTION B

Section B comprises two-storey office accommodation to the front of the hi-bay warehouse. This section is divided into two blocks connected via a link building. The entire block is of steel frame construction covered with a metal deck roof, finished externally with architectural cladding panels, blockwork and strip aluminium windows. The office accommodation is finished internally with painted and plastered walls, carpet floors, suspended acoustic ceiling tiles and fluorescent lighting throughout.

The eastern block comprises a modern canteen facility at ground floor level with full kitchen facilities, extending to approximately 1,616 sq.m. (17,394 sq.ft). The canteen can cater for 500 persons with an executive dining area located adjacent to the main dining area and additional office space. The first floor contains large open plan offices with cellular offices to the perimeter, extending to approximately 2,143 sq.m. (23,067 sq.ft).

The link building contains toilet facilities and allows for sub-division.

SECTION C - RETAIL/FACTORY OUTLET

There is a single storey stand-alone building to the front of the facility extending to approximately 471 sq.m. (5,070 sq.ft). This is a showcase building with a high quality architectural profile. It is of steel frame construction, covered with a metal deck roof with architectural cladding, blockwork and aluminium curtain glazing to the elevations. The building is largely open plan with additional offices, stores and toilet facilities located at the rear.

The western block comprises two-storey office accommodation, extending to approximately 3,685 sq.m. (39,664 sq.ft). It is largely open plan with cellular office to the perimeter. It has an additional feature access stairway containing toilet facilities on two floors and a passenger lift.

BER INFORMATION

BER Rating: D1

BER Number: 800204984

Energy Performance Indicator: 430.07 kWh/m²/yr

