

FOR SALE
TO LET

"Condor House"

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

High-Bay Warehouse with Offices. Approx. 2,718 sq m (29,256 sq ft) on a Site of Approx. 0.60 Hectares (1.48 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



Dublin AirPort 
Logistics Park



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 unrivaled profile onto the M2,**
- ... is 10 minutes from the Port Tunnel entrance.**



"Condor 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 with depth of 33 metres.
- 38 No. dedicated car spaces.
- 3 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 including passenger lift.
- 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

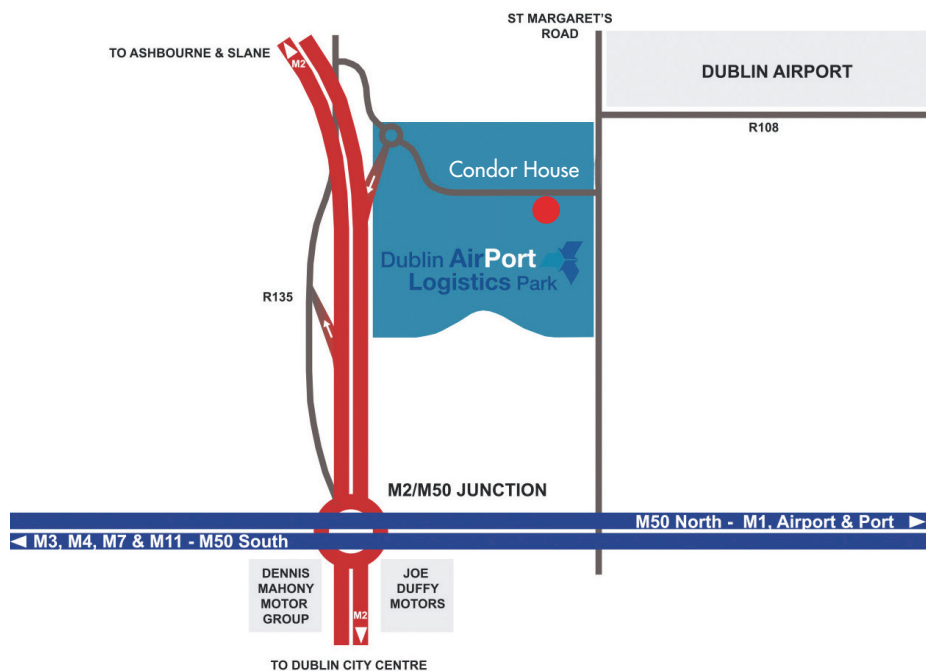
APPROXIMATE GROSS EXTERNAL FLOOR AREAS:

	sq m	sq ft
Warehouse	2,428	26,135
Offices	290	3,121
Total	2,718	29,256

Site area of approx. 0.60 Hectares (1.48 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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