



# For Sale / To Let

## Detached Light Industrial/Warehouse and Office Facility Extending to 111,303 Sq Ft

- Ready Serviced Sites and Design & Build industrial units available
- Well located within 10 minutes drive of the M50, Junction 6
- 20 Minutes to Dublin Port and Dublin Airport
- 10 dock level loading doors
- 50m yard depth
- Secure Landscaped enclosed site with CCTV & supervised 24 Hour Access

**Unit A02**  
**The Hub Logistics Park**  
**Clonee**  
**Dublin 15**

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PRSA Licence No: 002273





## Location / Description

- Detached, light Industrial / warehouse & office facility
- Located west of the main inner estate road and a short distance from the Oscar Traynor Road
- The Loading access is provided via 10 No. dock levellers and 1 No. grade door
- Clear internal height of 13.1 m
- Reinforced jointless concrete floor to FM1 standard
- 50m. deep service yard with 50 trailer parking spaces
- Up to 25 MVA electricity power supply & mains gas available
- Fibre optic broadband with direct connectivity to T50 data network in situ
- Diversity of telecommunications & dark fibre
- Secure, landscaped, enclosed development, with CCTV supervised 24 hour access
- Sprinkler-ready infrastructure in situ
- Potential to expand to 200,000 sq ft

## Accommodation

|                       | SQ FT          |
|-----------------------|----------------|
| Warehouse             | 102,709        |
| 2 Storey Offices      | 7,119          |
| W'house Offices & WCs | 1,475          |
| <b>Total</b>          | <b>111,303</b> |

## Terms

- Available For Sale/ To Let
- Price/ Rent on application

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

