

FOR SALE / TO LET

NORTH CITY HOUSE

Flagship logistics building of approx. 7,500 sq. m. (80,730 sq. ft.)


NORTH City BUSINESS PARK
FINGLAS | DUBLIN 11



Subject to planning permission.



www.rohanholdings.ie

A development by

ROHAN 



KEY HIGHLIGHTS

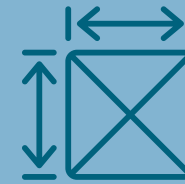
NORTH CITY HOUSE



High-Bay Warehouse
with Office



Approx. 7.500 sq. m.
(80,730 sq. ft.)



Site of Approx. 1.9
hectares (4.6 acres)



High Profile Unit
fronting the M50
Orbital Motorway



Market leading
sustainability features
including LEED Gold



Access controlled and
secure business park
environment



Only minutes from
Airport, Port Tunnel, M50
And M1 Motorways



Join leading
occupiers



Adjoining Quality Bus Corridor
giving high frequency access to
surrounding areas and City Centre



Extensive secure yard
with truck / trailer
parking capacity.



Available in approx.
12 - 18 months



LOCATION

North City Business Park is a high quality development fronting the M50 motorway in one of Dublin's most accessible commercial locations. North City Business Park is strategically located at M50 Junction 5 (where it intersects with the North Road/ N2). It adjoins key centres of employment and amenities including Charlestown Shopping Centre. With immediate access to the M50 Motorway, the park benefits from rapid motorway access to all of the main arterial routes to and from the city centre, to the Port Tunnel and to Dublin Airport.

North City Business Park



Within 10 minutes' drive time of the Port Tunnel and Dublin Airport.



Over 20 acres of industrial land available for development.



Immediate access to the M50/M2 motorway junction (J5).



Frontage of over 200 metres directly onto the M50.

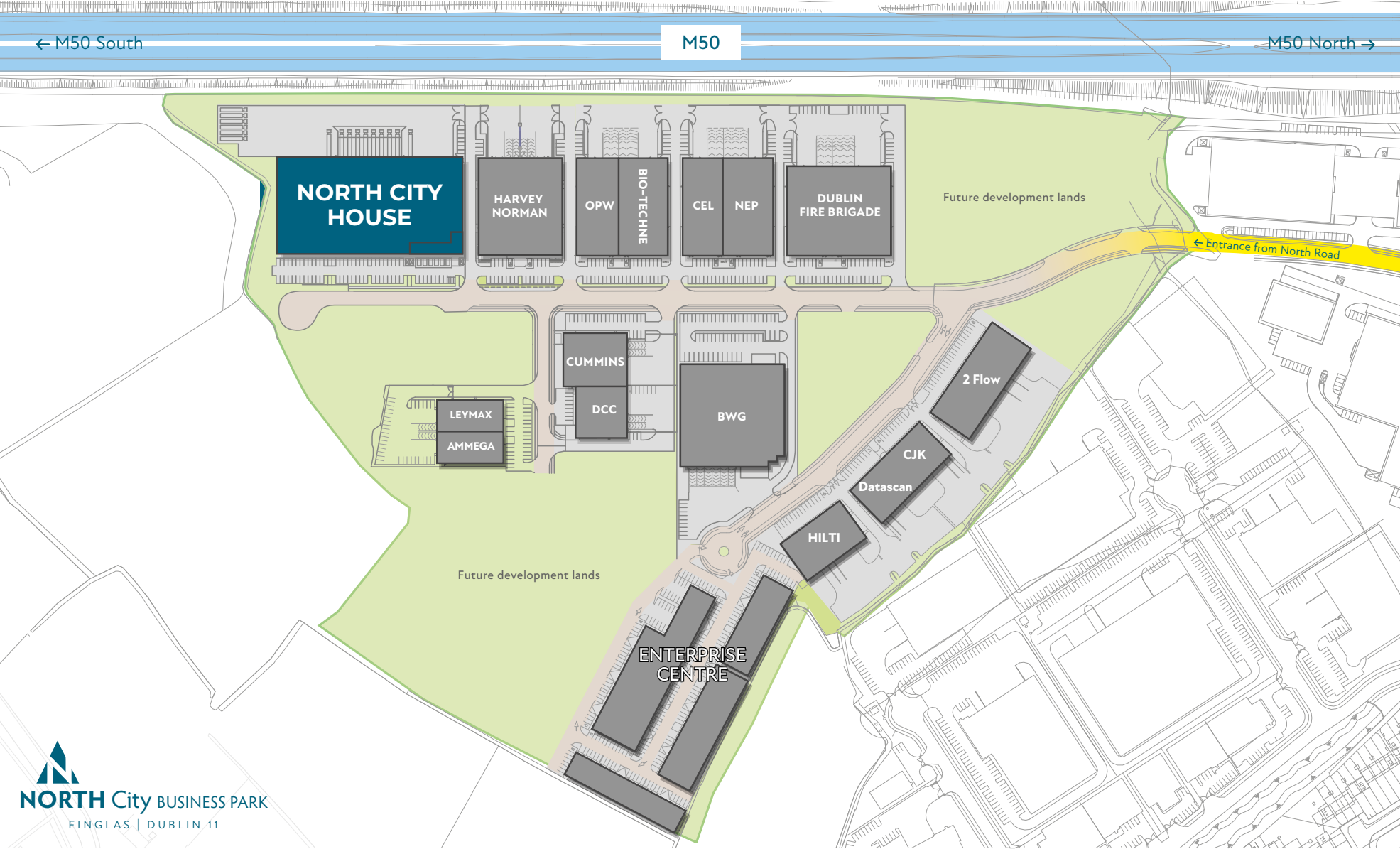
Environment & sustainability

With a focus on sustainability being a key driver for Rohan as a developer and long term investor, this property is targeting LEED Gold sustainability accreditation in addition to BER A3. The planned specification of the property includes:



- Electric vehicle charging
- Rainwater harvesting
- LED lighting
- Low flow WCs
- Heat pumps
- PV power generation (subject to planning)
- Energy usage monitoring

THE PARK | OCCUPIERS



SPECIFICATIONS | FEATURES

(In addition to features outlined on Page 2)

GENERAL

- LEED Gold targeted.
- Up to 14m clear internal height.
- Steel portal frame construction.
- Extensive secure service yard with depth of approx. 33 metres with additional storage area / truck parking area.
- Min. 8 dock levellers with more available.
- Min. 2 roller shutter doors with more available.
- Up to 75kn/m2 floor loading available.
- 2.4 metre high wall to inside of external cladding wall.
- Electric vehicle (EV) charging.
- Electrical distribution centre designed for three phase electrical supply and CT metering.
- High quality actively managed estate.
- Parking for over 70 cars along with truck / trailer parking capacity in yard apron.



Similar Unit



Similar Unit

OFFICES / AMENITIES

- Feature reception area.
- Open plan design suitable for compartmentation.
- Shower and staff changing facilities at ground and first floor.
- VRF air conditioning.
- Suspended acoustic tiled ceilings with LED lighting.
- Painted and plastered walls.
- Fully fitted toilets and tea station facilities.
- Perimeter trunking.
- Fully bonded heavy contact carpet to offices, reception and main stairs.

ACCOMMODATION

Approximate gross external floor areas

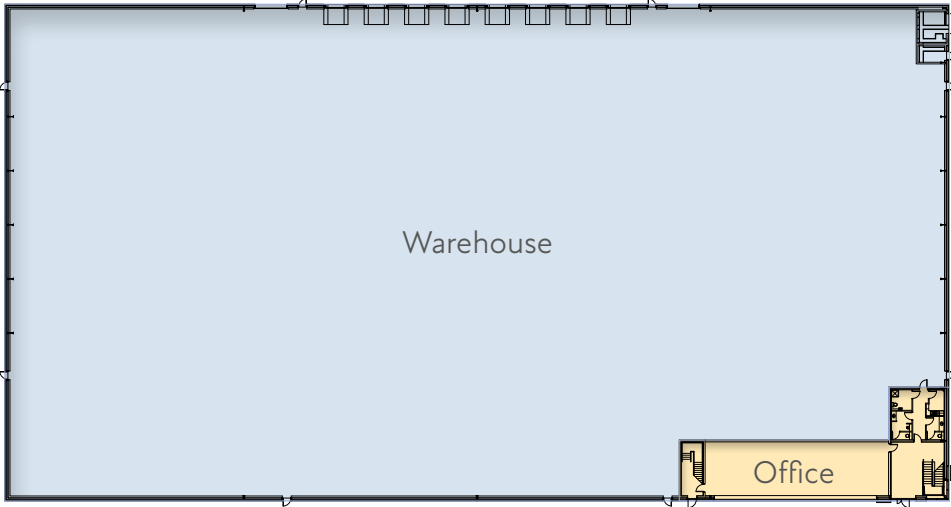
North City House	Sq M	Sq Ft
Warehouse	6,900	74,270
Offices	600	6,460
Total	7,500	80,730

Site area of approx. 1.9 hectares (4.6 acres)

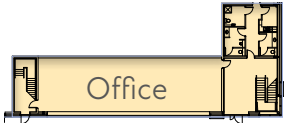
SITE PLAN



FLOOR PLAN



Ground Floor



First Floor

Column layout to suit occupier requirements.

JOIN LEADING OCCUPIERS INCLUDING:



biotechne®

Harvey Norman



This project is registered with the certification goal of LEED Gold. LEED (Leadership in Energy and Environmental Design) is a voluntary rating system to certify sustainable buildings and neighbourhoods.



Rohan Holdings is a proud member of the Irish Green Building Council. The IGBC is a non-profit organisation, launched in 2011 with member organisations and businesses from the entire value chain of the built environment. All are united in one common goal to accelerate the transformation of the built environment, related industry and supply chain to one that is sustainable through leadership, research, education and providing policy input to local and national government. For more information, visit www.igbc.ie





TERMS

Available upon request.

RATES

Commercial Rates payable to Fingal County Council.

TARGETED BER



OUTGOINGS

Available upon request.

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