

TO LET

Unit 633

# northwest

## LOGISTICS PARK

BALLYCOOLIN, DUBLIN 15



State of the art logistics facility of approx. 3,716 sq. m., including approx. 370 sq. m. of two-storey offices



Situated within a modern and well managed logistics park environment

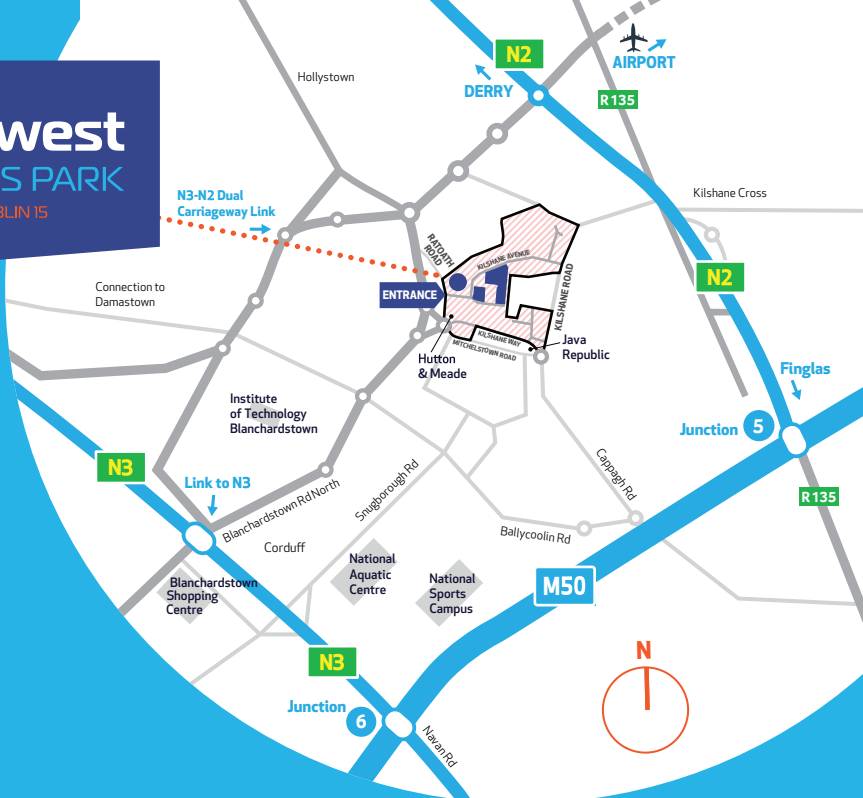


The property is within 700m of the of the N2/N3 link road which provides dual carriageway access to the N2 & N3 routes and Junctions 5 & 6 on the M50, which are within 7.5km of the property



## northwest LOGISTICS PARK

BALLYCOOLIN, DUBLIN 15



## Location

Northwest Logistics Park is one of Dublin's premier and most established logistics locations. The park is within 700m of the of the N2/N3 link road which provides dual carriageway access to the N2 & N3 routes and Junctions 5 & 6 on the M50, which are within 7.5km of the property.

## Description

### Warehouse

- » Approx. 15m clear internal height
- » 4 automated dock levellers and 2 ground level automated insulated sectional doors 5m high by 4m wide
- » Insulated metal deck roof with translucent panels
- » High bay LED lighting
- » 2.4 metre high perimeter concrete walls to inside of external warehouse walls
- » Sealed concrete floors with loading capacity of 50 kn/m<sup>2</sup>
- » 35 metre yard depth

### Office

- » Painted and plastered walls
- » Suspended ceilings
- » Recessed LED lighting
- » Air source heat pump central heating
- » Perimeter trunking
- » Toilets
- » Kitchenette

### NZEB

- » The building will be compliant with Nearly Zero Energy Building standards (NZEB)

## Schedule of Accommodation

Approx. gross external floor areas

Accommodation	Sq. M.
Office	370
Warehouse	3,346
<b>Total</b>	<b>3,716</b>

All intending tenants must satisfy themselves as to the accuracy of the measurements provided above.

## Services

All mains services will be provided and connected to the property upon practical completion.

## Inspections

All inspections are strictly by appointment through the joint letting agent, Savills and CBRE.

## Rent

On application

For further information or to arrange a viewing please contact

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**savills**

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