

TO LET

Unit 633

northwest LOGISTICS PARK

BALLYCOOLIN, DUBLIN 15



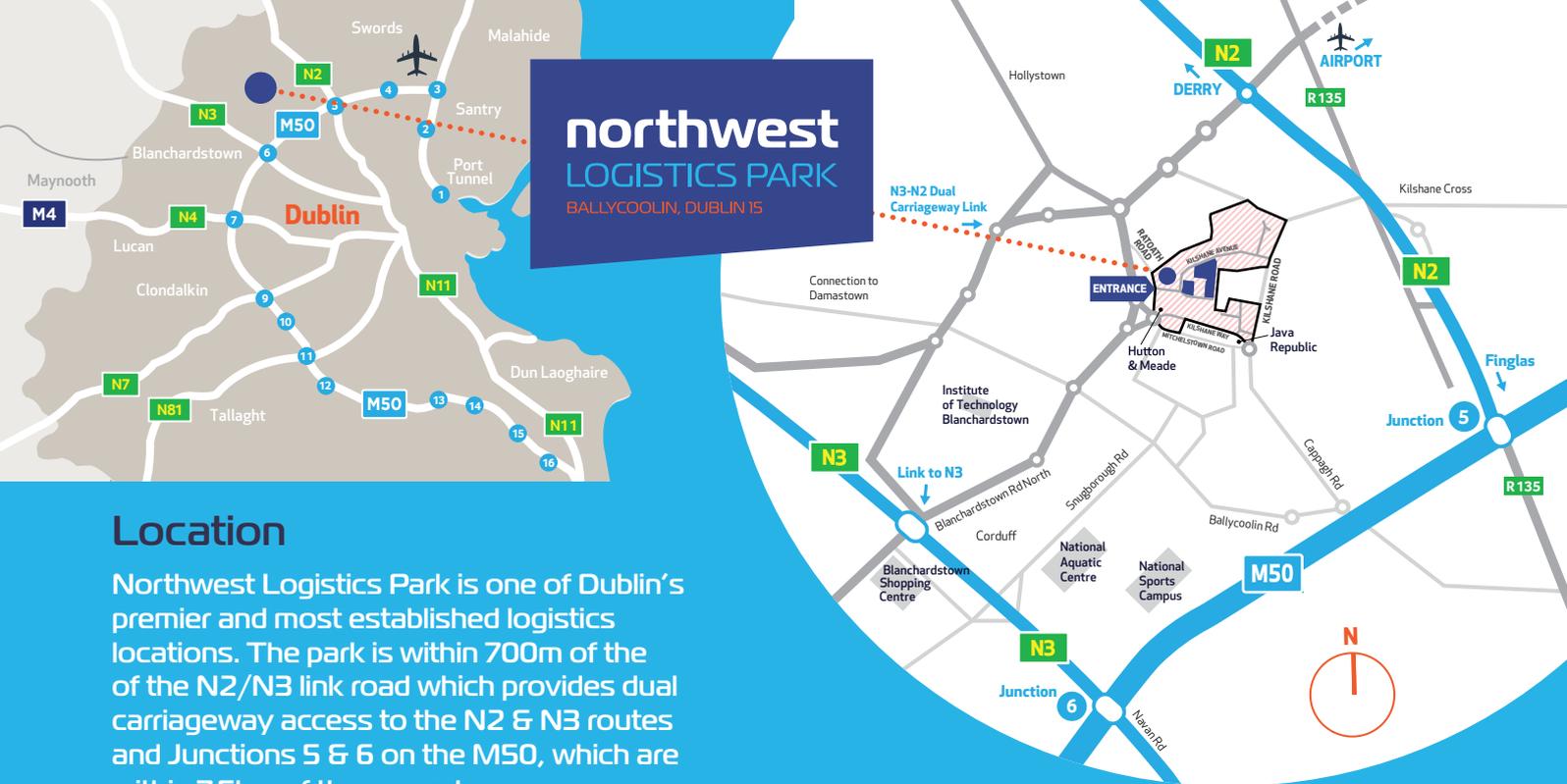
State of the art logistics facility of approx. 3,716 sq. m., including approx. 370 sq. m. of two-storey offices



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



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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/m2
- » 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
Total	3,716

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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