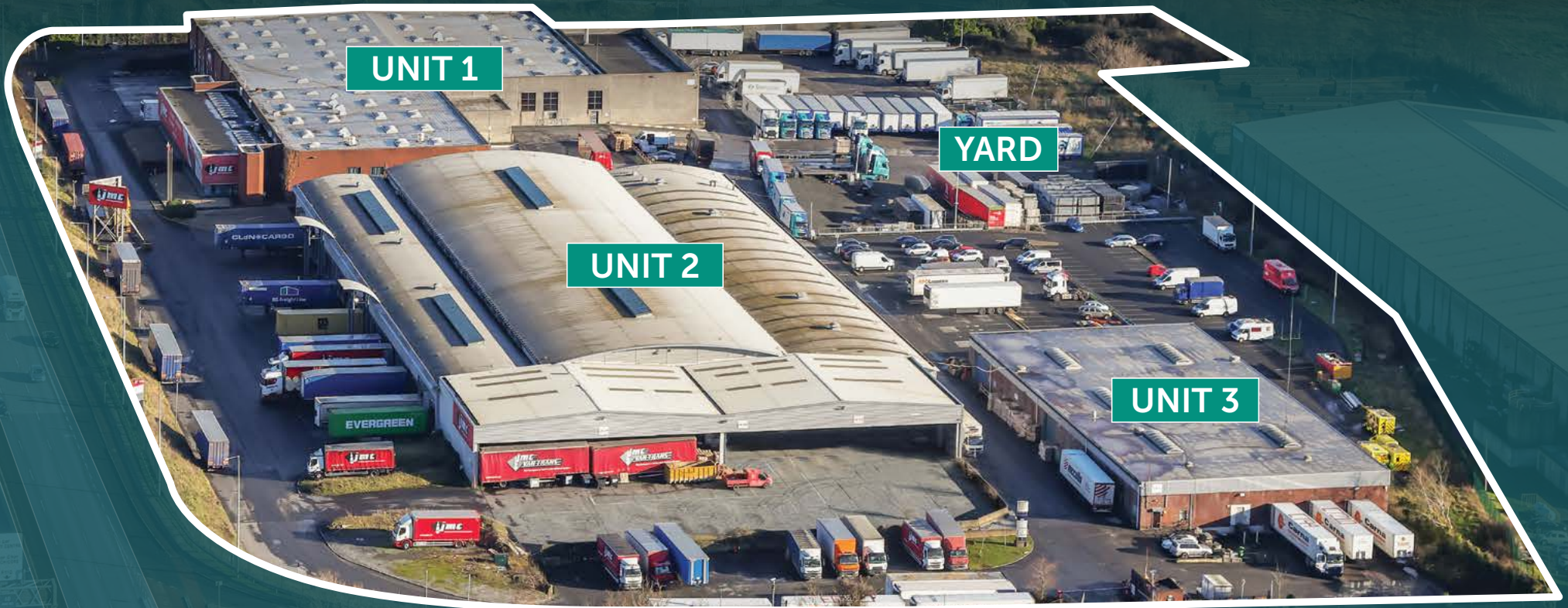


NEWLANDS CROSS > NAAS ROAD > DUBLIN 22 > D22 XR66

GATEWAY LOGISTICS PARK

TO LET



High-profile, secure and self-contained site on 14 acres with 315m frontage onto the N7, accommodating approximately 170,592 sq ft of warehouse facilities. Available in one or more lots.

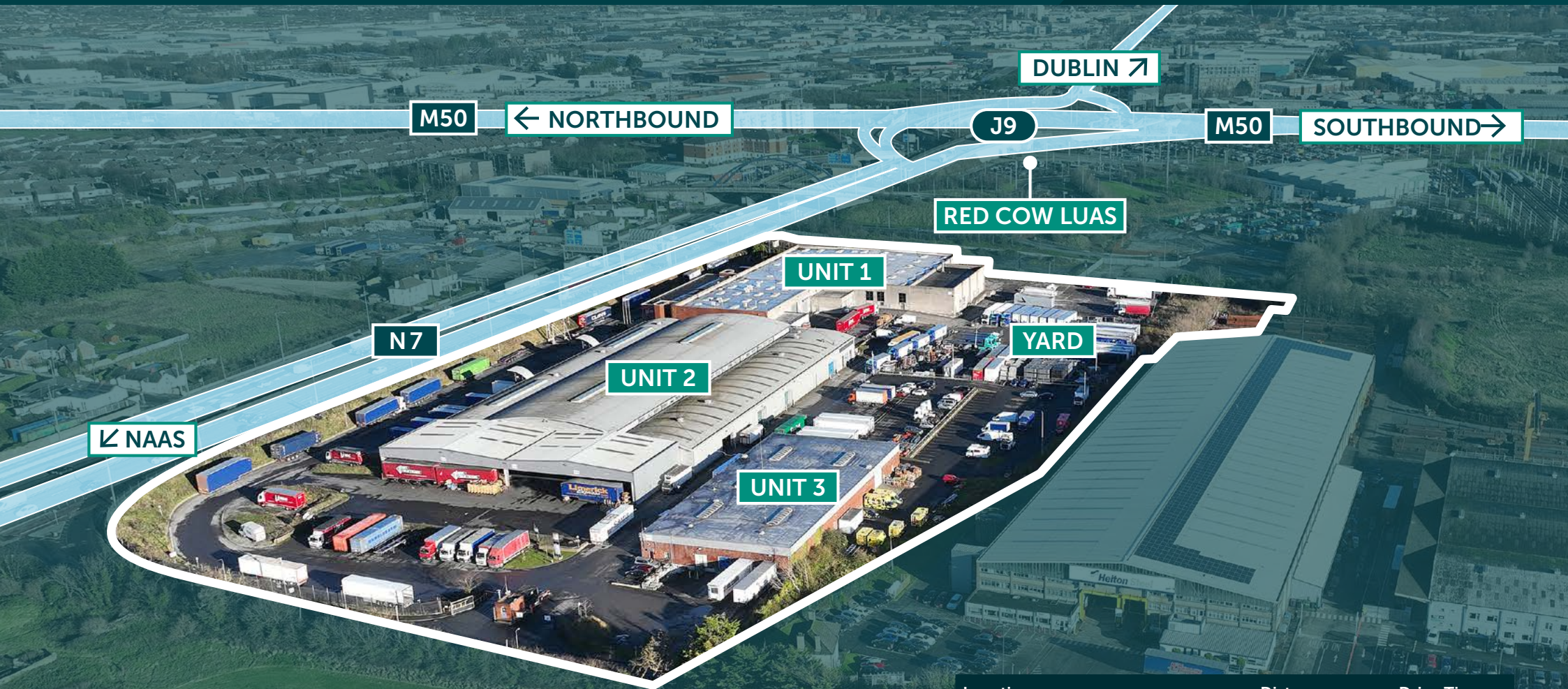


Strategic location providing easy access to the M50 motorway at Junction 9.



Close proximity to the Luas Red Line, Red Cow Park & Ride.





Location:

Gateway Logistics Park is strategically situated 10km south-west of Dublin City Centre with high profile frontage onto the N7 Naas Road. The property benefits from ease of access to the M50 motorway at Junction 9 providing access to all main arterial routes. Gateway also benefits from close proximity to the Red Cow Luas Park and Ride.

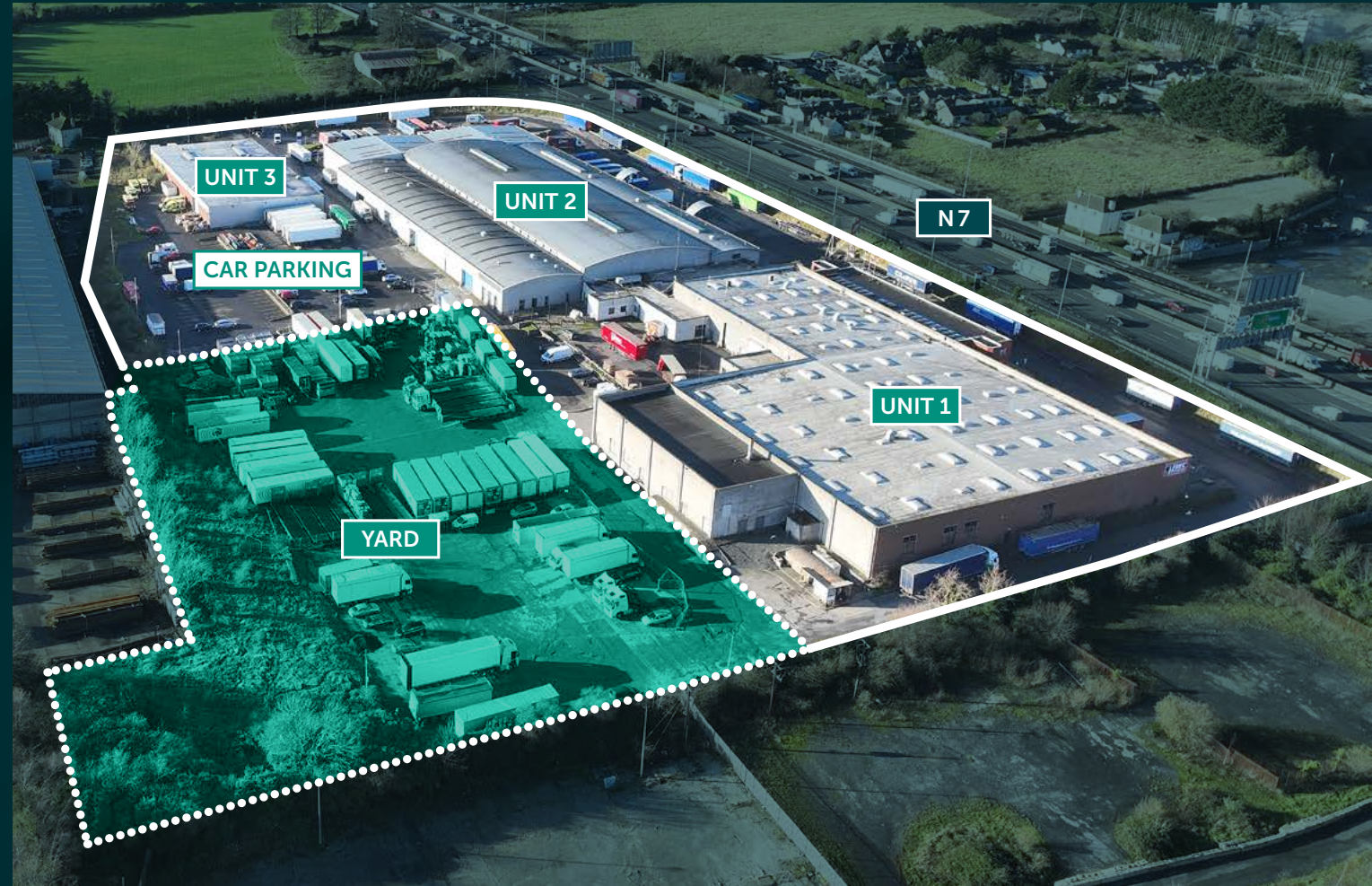
Location	Distance	Drive Time
Dublin Airport	24km	30 mins
M50	1.5km	3 mins
Port Tunnel	29km	45 mins
Dublin Port	26km	40 mins
Dublin City Centre	12km	40 mins

Description:

The entire Gateway Logistics Park extends to 170,592 sq ft across three units on a total site area of approx. 14 acres. The site is of regular shape and comprises palisade fencing to the perimeter, floodlights, security hut, approximately 2.4 acres of hardstanding yard/external space, approximately 200 no. car parking spaces and substantial HGV parking throughout the site.

Hardstanding Yard:

Substantial hardstanding yard/external space extending to approx. 2.4 acres providing ample HGV parking and external storage space.



Unit 1:

Unit 1 comprises a warehouse facility with two-storey office accommodation extending to approx. **67,990 sq ft.**

Warehouse Facility:

- » Approximately 46,511 sq ft of main warehouse space
- » Approx. 9,000 sq ft of ancillary warehouse space
- » 10 no. dock levellers and 4 no. roller shutter doors
- » Clear internal height of approx. 6.8m.
- » Fully racked with 4,000 pallet spaces.
- » Yard space to the front and rear of the facility of approx. 30m in depth.

Office Accommodation:

- » Office accommodation fronting the N7 extending to approx. 12,480 sq ft.
- » Suspended ceilings with fluorescent strip lighting, carpet flooring and gas fired central heating.
- » Mix of open plan and partitioned layout.

Schedule of Accommodation	Approx. sq m	Approx. sq ft
Main Facility	4,321	46,511
Ground & First Floor Offices	1,159	12,480
Ancillary Warehouse	836	8,999
TOTAL	6,316	67,990



Unit 2:

Unit 2 is an approx. **80,127 sq ft** warehouse facility with a single storey office linking to Unit 1.

Warehouse:

- » Approximately 73,431 sq ft of warehouse accommodation.
- » 23 no. dock levellers to the front of the warehouse.
- » 4 no. large roller shutter doors to the rear of the unit and 4 no. roller shutter doors to the side of the unit with canopy loading area.
- » Approx. 3m high internal roller shutter doors.
- » Staff entrance to the rear of the warehouse.
- » Clear internal heights ranging from 4.5m to 8m.
- » Yard depths of 24m to 48m and ample HGV parking provision to the side of the unit.

Offices:

- » Ground floor reception and office accommodation extending to approx. 1,991 sq ft.
- » Single storey office block linking Unit 1 and Unit 2 extending to approx. 4,381 sq ft.
- » Suspended ceilings and carpet flooring throughout the office accommodation with tile flooring in the corridor areas.

Schedule of Accommodation	Approx. sq m	Approx. sq ft
Warehouse	6,822	73,431
Ground Floor Offices	185	1,991
Plant	30	323
Subtotal	407	75,789
<i>Single storey (link offices)</i>	<i>836</i>	<i>4,381</i>
TOTAL	7,444	80,127



Unit 3:

Unit 3 is an approx. **22,475 sq ft** warehouse facility with ground floor office accommodation. The warehouse is currently split into two sections.

Warehouse:

- » Approximately 22,475 sq ft of space in total.
- » 3 no. dock levellers to the front of the unit.
- » 1 no. roller shutter door with ramp access to the southern elevation of the unit and 2 no. roller shutter doors to the northern elevation of the unit.
- » Yard depths ranging from 10m to 30m.
- » Clear internal height of approx. 6m.
- » Approximately 37 car parking spaces.

Offices:

- » Ground floor office accommodation extending to approx. 1,457 sq. ft.
- » Reception area, staff kitchen and partitioned offices.

Schedule of Accommodation	Approx. sq m	Approx. sq ft
Unit 3A	1,496	16,103
Unit 3B	592	6,372
TOTAL	2,088	22,475





Further Information

Zoning:

The subject property is zoned Objective EE – 'To provide for enterprise and employment related uses' under the South Dublin County Development Plan 2022-2028.

BER:

Unit 1



Unit 2



Unit 3



Rates:

The total rates payable for 2025 are €229,808.64

Rent:

On Application.

Inspections:

All inspections are strictly by appointment through the sole letting agent Savills.

Terms:

Flexible lease terms available.

Contacts:

For Further Information or to arrange an inspection, please contact:

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