

northwest

LOGISTICS PARK

BALLYCOOLIN, DUBLIN 15

LOGISTICS FACILITIES
FOR SALE / TO LET

northwest LOGISTICS PARK

BALLYCOOLIN, DUBLIN 15



BIG ON QUALITY

ALL NEW UNITS WILL BE
FINISHED TO THE HIGHEST
SPECIFICATIONS

Management

An active management company ensures that the highest standards are maintained throughout Northwest Logistics Park to provide a quality working environment and protect your investment. Each occupier will join the management company and a service charge will be payable towards the cost of security, landscaping, lighting and road maintenance etc.

Services

All mains services are provided and connected to each site. Additional items, including raised floors, 3 phase power and air conditioning can also be provided to cater for the diverse technological requirements of today's business users.

Warehouse Specification

- >> Up to 15m clear internal height
- >> Dock levellers with tailgate loading to all units
- >> Automated insulated sectional doors to all units
- >> 2.1 metre high concrete walls to inside of external warehouse walls
- >> Sealed concrete floors with loading capacity of 50 kn/m²

Office Specification

- >> Painted and plastered walls
- >> Suspended ceilings
- >> Recessed LED lights
- >> Gas fired central heating
- >> Perimeter trunking
- >> Toilets and tea stations

LOGISTICS FACILITIES
FOR SALE / TO LET

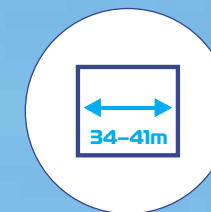
BER B3

PLANNING SECURED FOR UNITS FROM
1,394 – 7,254 SQ M

DESIGN + BUILD UNIT OPTIONS FROM
1,394 – 50,000 SQ M



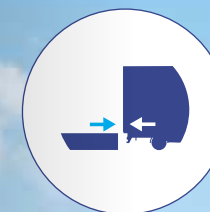
Up to 15m
clear internal height



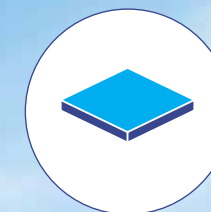
Yard Depths
from 34-41m



Easy Access
to M50 & M1 motorways, N2, N3,
Dublin airport and port tunnel



Dock levellers
and grade level doors
to all units



**Sealed
concrete floors**
loading capacity of 50 KN/M²



Actively Managed
secure logistics park



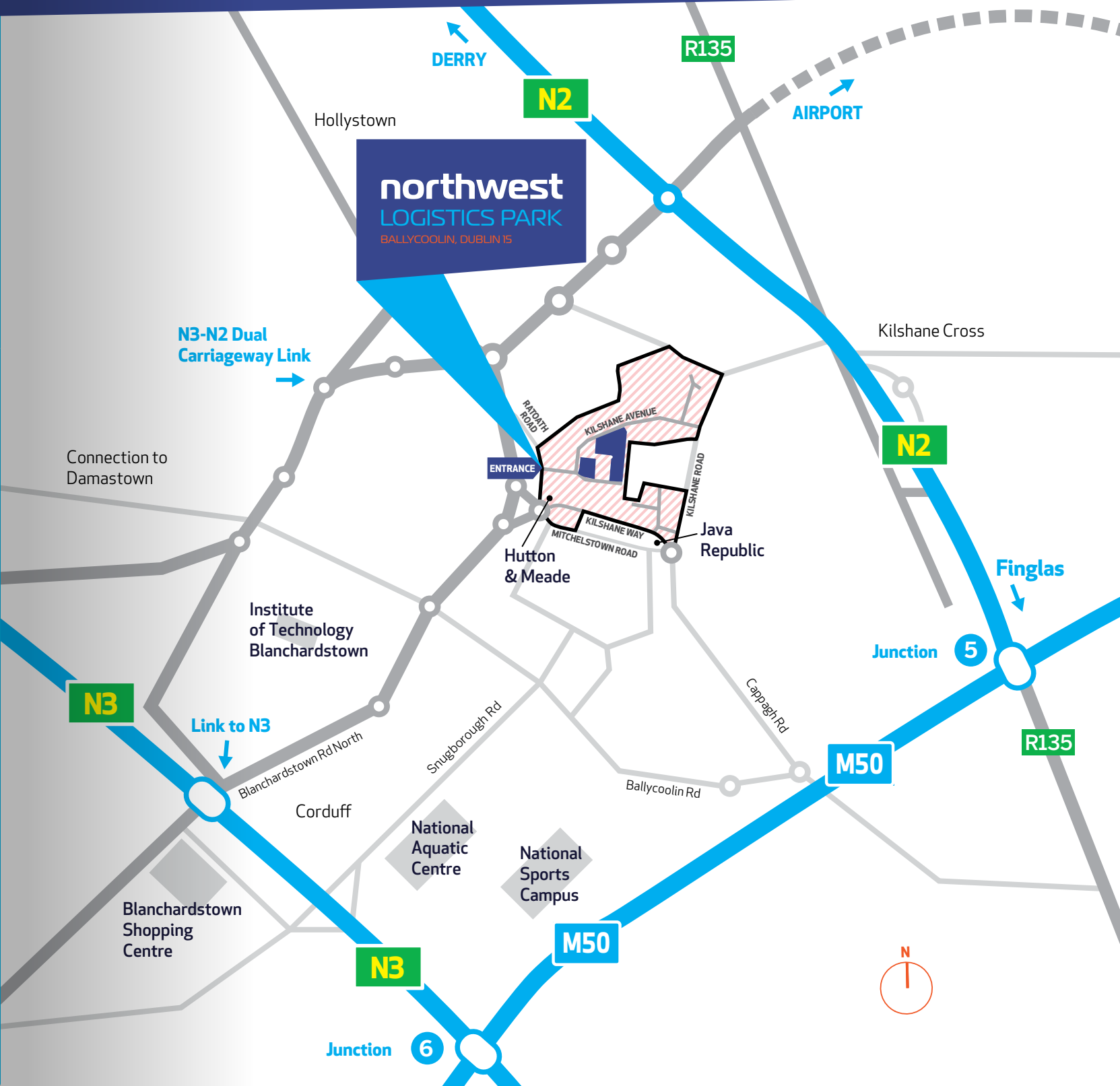
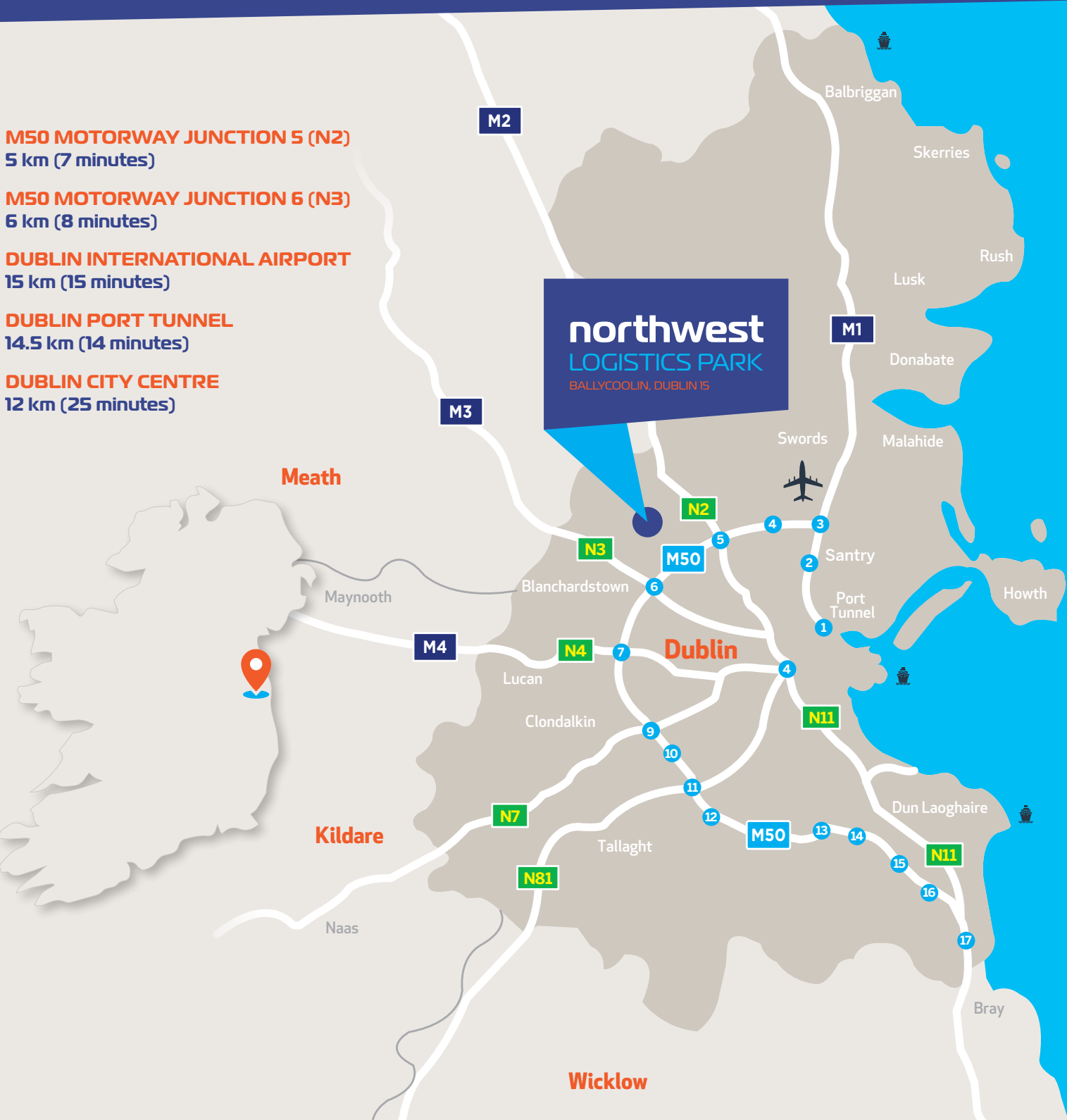
A PROVEN LOCATION

GPS: 53.417658, -6.356523

Northwest Logistics Park is one of Dublin's premier and most established logistics locations. The park is within 200m of the of the N2/N3 link road which provides dual carriageway access to the N2 (J3) & N3 (J2) routes, both of which are within 2kms of Northwest Logistics Park.

Northwest Logistics Park is within 5kms of J5 & J6 on the M50 which provides motorway access to all of the main arterial routes from Dublin, to Dublin International Airport and the Port Tunnel. The logical location for Logistics.

IN GOOD COMPANY



HIGH QUALITY LOGISTICS UNITS TO SUIT YOUR BUSINESS NEEDS

- Planning permission granted for 6 new units from **1,394 sq m – 7,254 sq m**
- **Over 26 hectares** (64 acres) available for future development
- Buildings can be provided for **sale or lease** to occupiers' specifications

Accommodation

UNITS WITH PLANNING PERMISSION

UNIT NO.	WAREHOUSE SQ M APPROX*	OFFICE SQ M APPROX*	TOTAL SQ M APPROX*	CLEAR INTERNAL HEIGHT (M) APPROX	SITE AREA (ACRES) APPROX	SITE AREA (HECTARES) APPROX	DOCK LEVELLERS	GROUND LEVEL DOORS
Unit 628	6,838	416	7,254	15	0.58	1.44	8	2
Unit 629	4,270	376	4,646	15	0.45	1.1	5	2
Unit 631	1,148	246	1,394	10	1.53	3.78	2	2
Unit 632	2,507	278	2,785	12	3.22	7.96	3	2
Unit 633	3,346	370	3,716	15	3.49	8.62	4	2
Unit 634	1,520	338	1,858	12	2.07	5.1	2	2

* (APPROXIMATE GROSS EXTERNAL FLOOR AREAS)

AVAILABLE SITES FOR DESIGN AND BUILD OPTIONS

UNIT NO.	APPROX. SITE AREA (ACRES)	APPROX. SITE AREA (HECTARES)
Site A	30.00	12.47
Site B	15.36	6.22
Site C	2.99	1.21
Site D	1.51	0.61
Site E	1.40	0.57
Site F	6.56	2.65
Site G	7.34	2.97
Site H	3.01	1.22
Site I	4.06	1.64
Site J	1.38	0.56
Site K	4.03	1.63

MASTERPLAN



PROFESSIONAL TEAM

Developer



Park Developments is one of Ireland's most respected and long established development and building companies. Established in 1962, it has forged a reputation for building high quality residential and commercial properties. Park is synonymous with an established brand and a quality finished product that is consistently delivered to the highest building standards.

Architect



Engineers



DOHERTY FINEGAN KELLY
CONSULTING CIVIL & STRUCTURAL ENGINEERS

Join Agents



LRN 002233

Gavin Butler

T: +353 1 618 1340
M: +353 87 263 9236
gavin.butler@savills.ie

Stephen Mellon

T: +353 1 618 1366
M: +353 83 473 9668
stephen.mellon@savills.ie



Garrett McClean

T: +353 1 618 5557
M: +353 87 268 9154
garrett.mcclean@cbre.com

Jarlath Lynn

T: +353 1 618 5728
M: +353 87 257 9135
jarlath.lynn@cbre.com



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