

# TO LET

## 509 GREENOGUE BUSINESS PARK

RATHCOOLE | CO. DUBLIN



BER A3

## PRIME WAREHOUSE FACILITY

EXTENDING TO APPROX.

**88,341 SQ. FT.**

DEVELOPER



JOINT AGENTS



PSP: 002027

PSP: 002273



## KEY ATTRIBUTES

- 3.9 Acre Site (1.58 ha)
- 41.8 m Yard Depth
- 12.5 Clear Internal Height
- 10 no. Dock Level Doors
- 2 no. Grade Level Access Doors
- 5 no. HGV Parking Bays
- 65 no. Car Parking Spaces
- 4 no. Electric Charging Stations
- 36 no. Bicycle Spaces
- Separate Dual HGV access to the rear
- Generous Secure Yard Area



SIMILAR UNIT



SIMILAR UNIT

ADJACENT OCCUPIERS INCLUDE

amazon

PRL  
GROUP

ANIXTER

Google™

CAT

VOW

Fannin  
HEALTHCARE

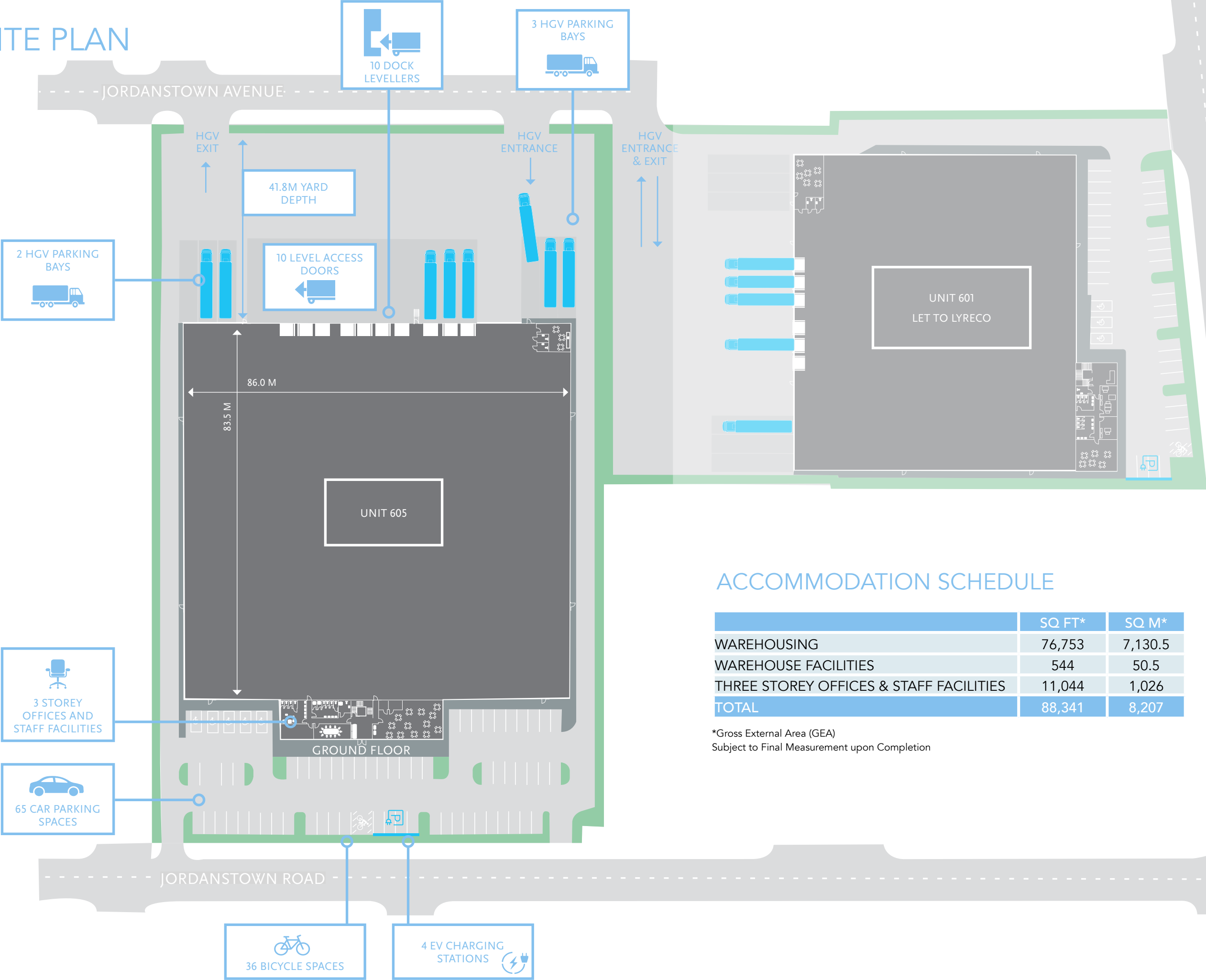
uniphar

Zeus

SHS



SITE PLAN



ACCOMMODATION SCHEDULE

	SQ FT*	SQ M*
WAREHOUSING	76,753	7,130.5
WAREHOUSE FACILITIES	544	50.5
THREE STOREY OFFICES & STAFF FACILITIES	11,044	1,026
TOTAL	88,341	8,207

\*Gross External Area (GEA)  
Subject to Final Measurement upon Completion

TRAVEL TIMES

	M50 Motorway Junction 9 (N7)	10 mins
	M50 Motorway Junction 7 (N4)	14 mins
	M50 Motorway Junction 17 (M11)	23 mins
	Dublin International Airport	22 mins
	Dublin Port Tunnel	25 mins
	Dublin City Centre	30 mins
	Cork City via M7 & M8	2 hrs 40 mins
	Galway City via M6	2 hrs 20 mins
	Belfast City via M1	2 hrs 10 mins

Source: Map Data © 2017 Google



SIMILAR UNIT



SIMILAR UNIT

TARGET COMPLETION DATE  
Q4 2021

TARGET BUILDING ENERGY  
RATING



RENT / TERMS  
On application

VIEWING  
Strictly by appointment  
with the joint agents

DEVELOPER



#### CONTACT

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