

**FOR SALE
TO LET**

“Harrier House”

Dublin AirPort Logistics Park, St. Margaret’s Road, Co. Dublin.

High-Bay Warehouse with Offices. Approx. 3,573 sq m (38,459 sq ft) on a Site of Approx. 0.79 Hectares (1.94 Acres)

- High Profile Unit With Generous Dedicated Yard Area
- Access Controlled And Secure Business Park Environment
- Only Minutes From Airport, Port Tunnel, M50 And M1 Motorways

12M CLEAR
INTERNAL HEIGHT
20%
EXTRA VALUE
EXTRA SPACE



Dublin AirPort 
Logistics Park



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LOCATION

Dublin AirPort Logistics Park is Ireland's definitive logistics and distribution park and is strategically located just minutes from the M50/M2 junction, the Airport and the Port Tunnel. The park is accessed immediately from the M2 and offers a unique combination of accessibility and profile within an established business area.



Dublin AirPort Logistics Park

- ... is 250 metres from Dublin Airport perimeter,
- ... has dedicated access directly onto the M2 and
- ... a second access point to Dublin Airport via St Margaret's Road,
- ... is 2 minutes from the M50 (via the M2),
- ... has unrivaled profile onto the M2,
- ... is 10 minutes from the Port Tunnel entrance.



“Harrier House”

Dublin AirPort Logistics Park, St. Margaret’s Road, Co. Dublin.

SPECIFICATIONS/FEATURES

GENERAL:

- 12 metre internal height.
- Steel portal frame construction.
- Extensive secure service yard with depth of 33 metres.
- 46 No. dedicated car spaces.
- 4 dock levellers with tailgate loading.
- 2 roller shutter doors
- Min. 60 kn./m2. (1,250 lbs./sq.ft.) floor loading.
- 2.4 metre high wall to inside of external cladding wall.
- Twin tube batten type fluorescent lighting.
- Electrical distribution centre designed for three phase electrical supply and CT metering.
- High quality actively managed estate.

OFFICES:

- Feature reception area including passenger lift.
- Open plan design suitable for compartmentation.
- Gas fired heating.
- Suspended acoustic tiled ceilings with recessed fluorescent lights.
- Painted and plastered walls.
- Fully fitted toilets and tea station facilities.
- Perimeter skirting trunking.
- Fully bonded heavy contact carpet to offices, reception and main stairs.



ACCOMMODATION

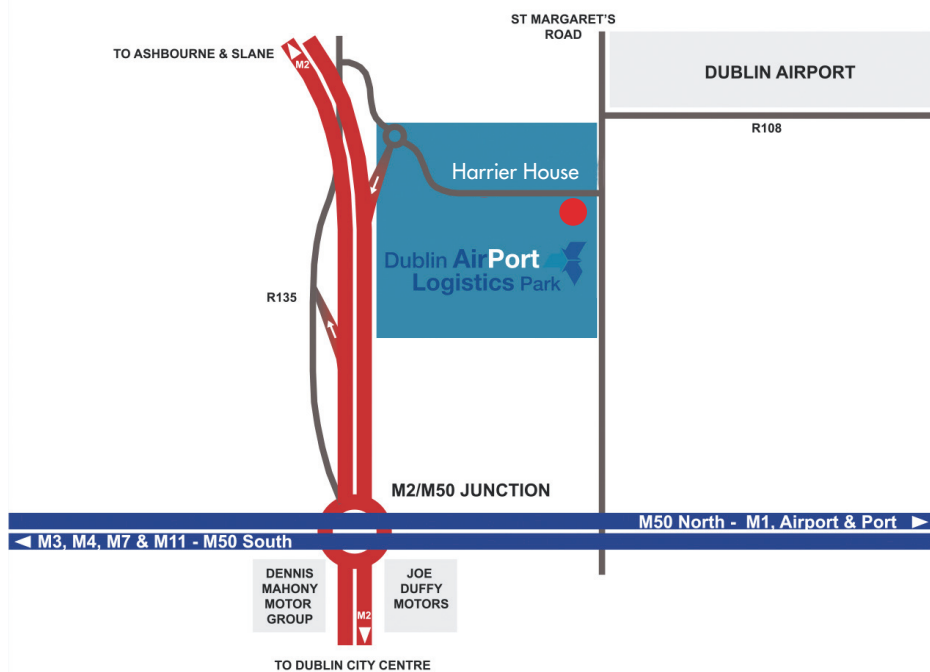
APPROXIMATE GROSS EXTERNAL FLOOR AREAS:

	sq m	sq ft
Warehouse	3,234	34,810
Offices	339	3,649
Total	3,573	38,459

Site area of approx. 0.79 Hectares (1.94 Acres)



Dublin Airport Logistics Park



TERMS: Available upon request

TARGETED BER: B1

RATES: Commercial Rates payable to Fingal County Council

OTHER OUTGOINGS: Available upon request



Join leading occupiers including:



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