



Premier
Business Park
BALLYCOOLIN, DUBLIN 11

**TO LET /
FOR SALE**

New Industrial /
Logistics units from
2,406 – 5,973 sqm

Target BER:
NZEB: A2 / A3



For indicative purposes only

LOCATION

Premier Business Park is a high profile development fronting on to the northern side of the M50 motorway just west of the Cappagh Road/M50 overpass. The site is easily accessible to the M50 motorway via the N3 Navan Road and the M2 Ashbourne bypass. The location benefits from easy access to the airport, M1 and the Dublin Port Tunnel. The surrounding area has witnessed an enormous wave of commercial activity over the last two decades with the arrival of several high-tech multi-nationals to the area. The Cappagh Road also provides excellent access to Glasnevin, Phibsborough and Dublin city centre which are all just minutes away.

Geocode - 53.396387, -6.337848



DUBLIN AIRPORT
12km (15 minutes)



DUBLIN PORT TUNNEL
15km (16 minutes)



M50 MOTORWAY
JUNCTION 3 (M1)
13.5km (14 minutes)



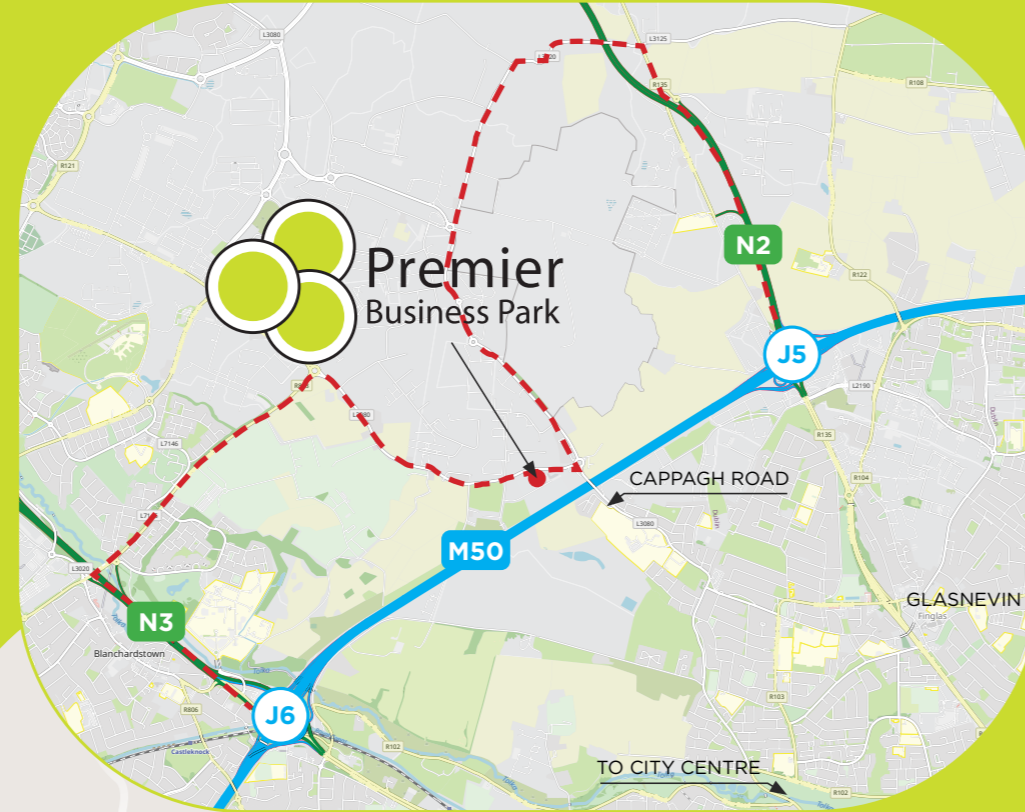
M50 MOTORWAY
JUNCTION 5 (N2)
7km (10 minutes)



M50 MOTORWAY
JUNCTION 6 (N3)
6.5km (9 minutes)



DUBLIN
CITY CENTRE
11km (25 minutes)



SCHEDULE OF ACCOMMODATION:

Unit No.	Warehouse SQM Approx*	Office SQM Approx*	Total SQM Approx*	Clear Internal Height (M) Approx*	Dock Levellers	Ground Level Doors	Site Area (Hectares) Approx.	Yard Depth (Metres)	Parking Spaces
Unit B	4,019	793	4812	14	6	2	1.1	34 to 42m (varies)	47
Unit C	5,116	857	5973	14	6	4	1.28	39m	59

Both buildings are capable of sub-division.

Site D can provide bespoke industrial and logistics facilities totalling 120,000 sq. ft. (Reserved)

Intending tenants must satisfy themselves as to the accuracy of the information and measurements provided throughout this document and should not rely on same as statements of fact. The targeted BER at the moment is as per Building regulations i.e. NZEB.

AERIAL VIEW



SITE PLAN



SPECIFICATIONS



14M CLEAR
INTERNAL
HEIGHT



HIGH BAY LIGHTING
AND ELECTRICAL
SUPPLY



OPEN PLAN
FORMAT
OFFICES



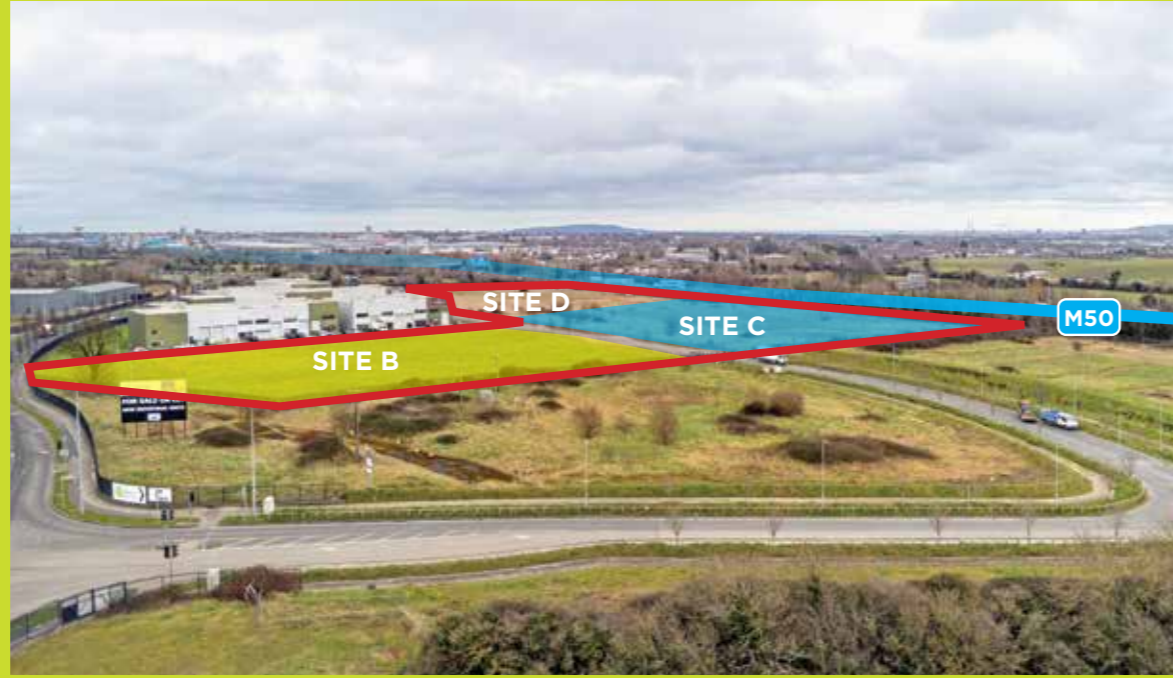
STAFF CANTEEN,
SHOWERS AND
LOCKER AREAS

WAREHOUSE:

- Structural Frame to be a steel portal frame at Nominal 6M centres with a 6° roof pitch
- External cladding to warehouse to consist of sandwich panels fixed to steel purlins.
- High bay lighting and electrical supply to be provided to warehouse.
- External Aluminium Doors, screens and windows shall be colour-coated aluminium, thermally broken and double glazed.
- Concrete floors internally will be power floated concrete slabs
- Doors to warehouse shall be overhead sectional doors or similar and electrically operated. Hydraulic dock levellers, size 2000 x 2500. Dock Shelter to be provided to each dock leveller

OFFICES:

- Open plan format over two floors, painted & plastered walls, carpeted and ready for occupier fit out.
- Ceilings to office areas to consist of selected proprietary 600 x 600 ceiling tiles with lay-in grid.
- Modern high efficiency LED lighting throughout.
- Ancillary offices in warehouse area including staff canteen, showers and locker areas
- Electrical heating to office space with heat recovery ventilation units



HARCOURT DEVELOPMENTS

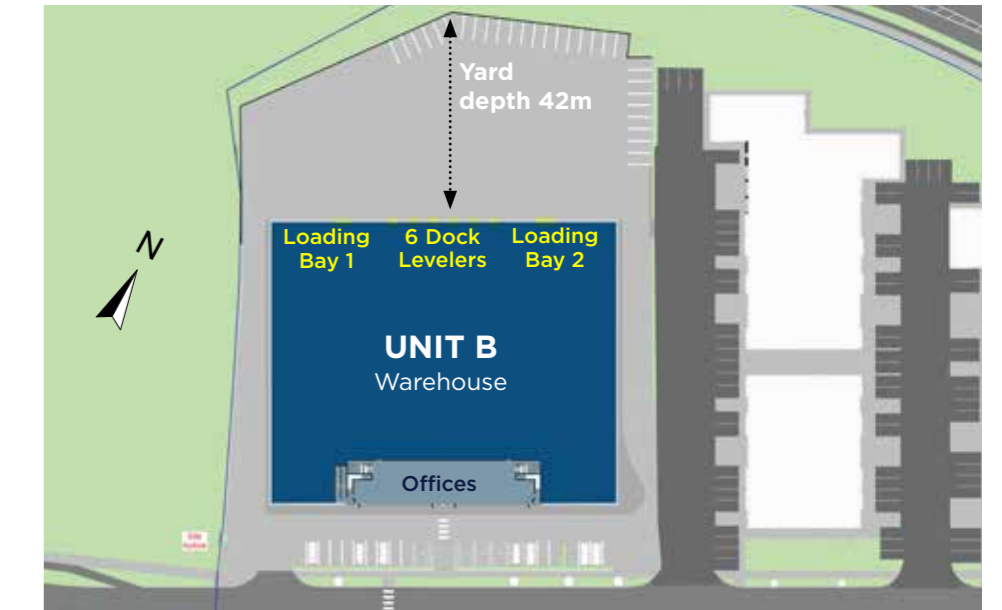
Harcourt is a Dublin-based property development and management company with a broad portfolio of award-winning international projects. Harcourt Developments is one of Ireland's largest privately-owned property companies. Harcourt develops a broad range of residential, commercial and leisure projects in nine different countries.

HARCOURTS NOTABLE PROJECTS

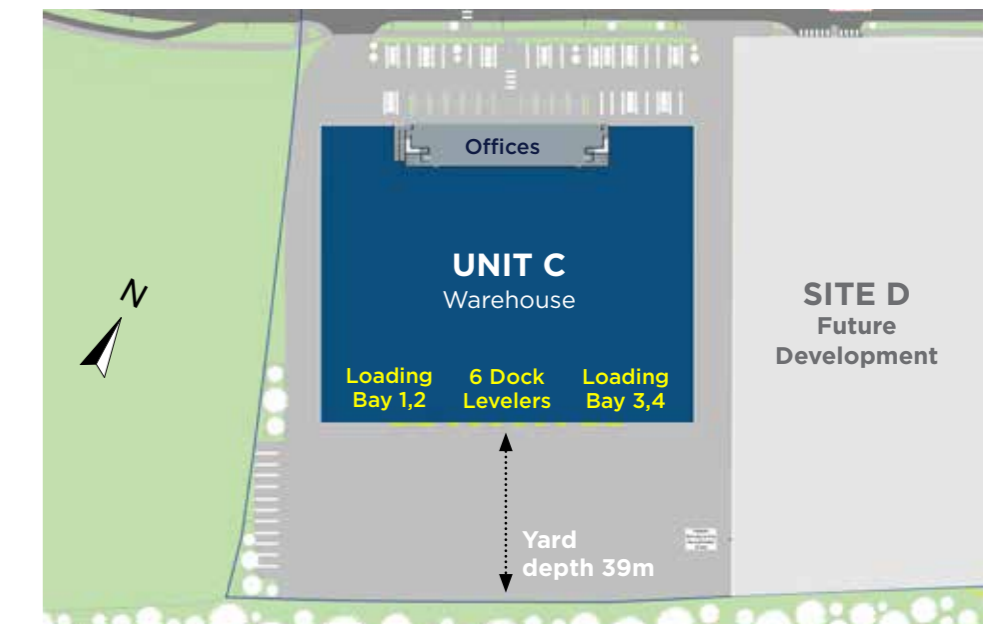
- Construction of Ireland's largest business and technology campus - Park West
- Transformation of Harland & Wolff's shipyard into the Titanic Quarter
- Restoration of Liberty Wharf - St. Helier, Jersey
- Construction and management of nine UK and Irish shopping centres
- Construction of over 1000 residential units at Citywest
- Construction of Carlisle Bay, Antigua - named "Hotel of the Year"



SITE PLAN - UNIT B



SITE PLAN - UNIT C





Unit C Premier Business Park



Unit B Premier Business Park

SOLE AGENT:



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Unit B Premier Business Park