

THE FUTURE OF LOGISTICS



ELLIPSE

IS KINETIC

DUBLIN 15

The next generation of logistics campus has landed in Dublin 15. Solutions that stretch, shift and succeed with you.

WELLIPS

THE FUTURE IS

HUMAN



Designed and built for working lives, Ellipse dedicates more than 8 acres to open space and wellbeing facilities for the people who work within it, while ensuring safety as the standard. A holistic employee experience that puts your people front and centre.



The campus offers amenities and space for fitness, leisure and collaboration. Its grounds feature running and walking trails, a cycling track, workout space, outdoor seating areas and an on-site cafe.



Over 60 years in business, Park Developments has delivered over 3,200,000 sq.ft of industrial and logistics accommodation across Ireland. We operate with total commitment to achieving unrivalled standards and palpable impact for businesses, their people and the environment.

THE FUTURE IS

RESPONSIBLE



Our actions today impact tomorrow. With a firm focus on sustainability in the supply chain, Ellipse has been designed to protect and enhance the existing environment. Green space incorporates native & pollinator-friendly planting, habitat ponds and a wildflower meadow.

THE

FUTURE IS RESPONSIBLE

Ellipse meets the latest and highest standards in sustainable development, targeting independent LEED Gold certification. From construction to occupation, it is designed with consideration for its lasting impact.



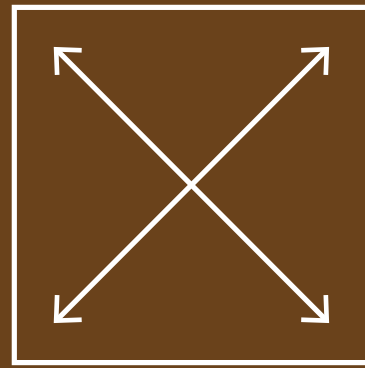
THE FUTURE

IS RESPONSIBLE



Our buildings employ next generation construction techniques, best in class design practices, premium materials and built-in energy efficiency – delivering a minimal environmental footprint.

KEY FEATURES



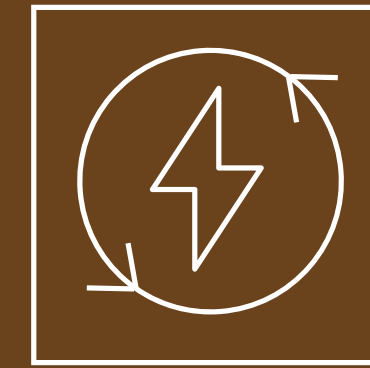
545,000 SQ. FT OF
LOGISTICS SPACE



BESPOKE, BEST-IN-CLASS
SOLUTIONS



SUSTAINABLE DESIGN
AND CONSTRUCTION



HIGH PERFORMING,
ENERGY-SAVING



SECURE OPERATIONAL
ENVIRONMENT



OUTDOOR GYM
FACILITIES



STRATEGICALLY
LOCATED IN DUBLIN 15

LOCATION

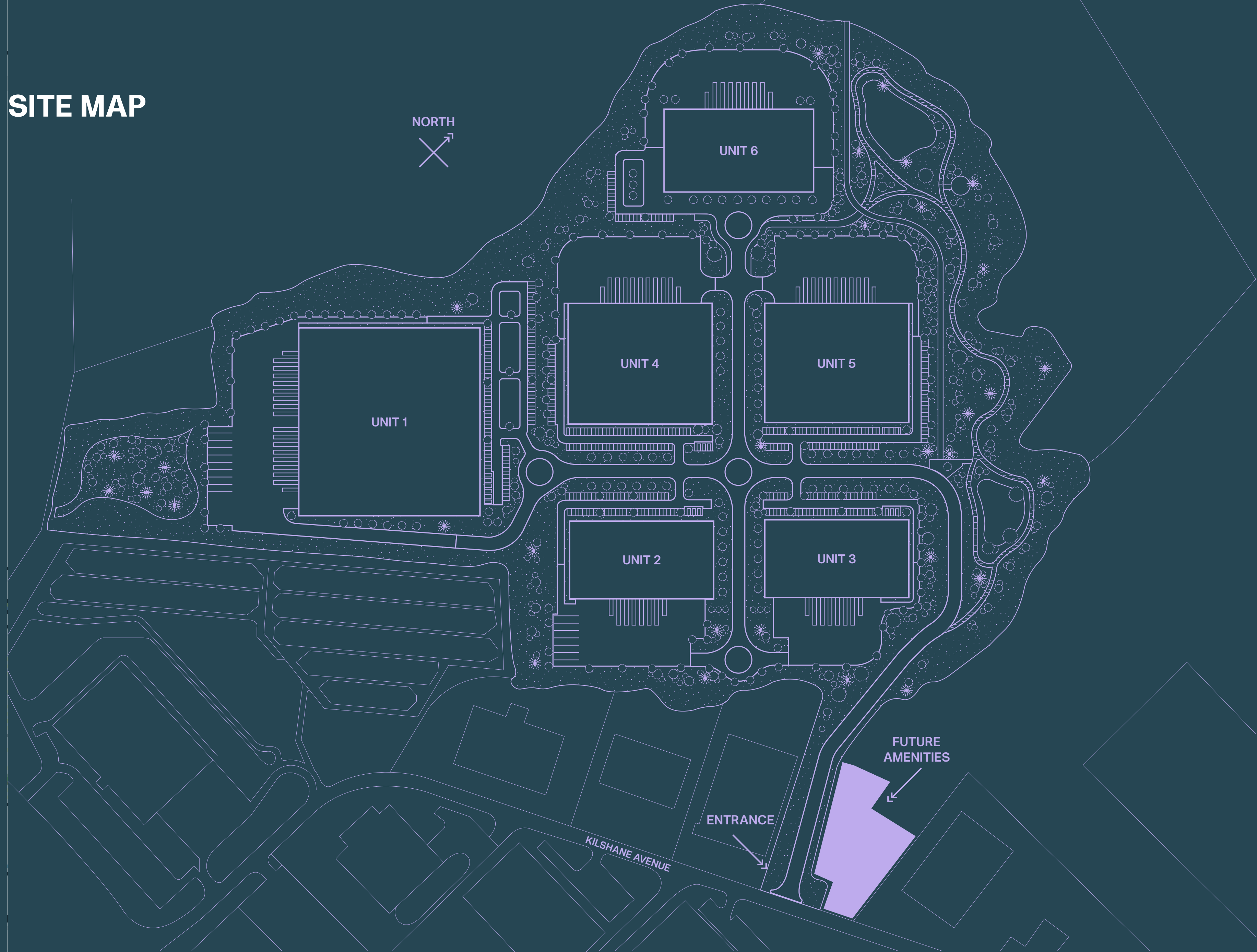


AREA MAP



LOCAL MAP

UNITS SITE MAP

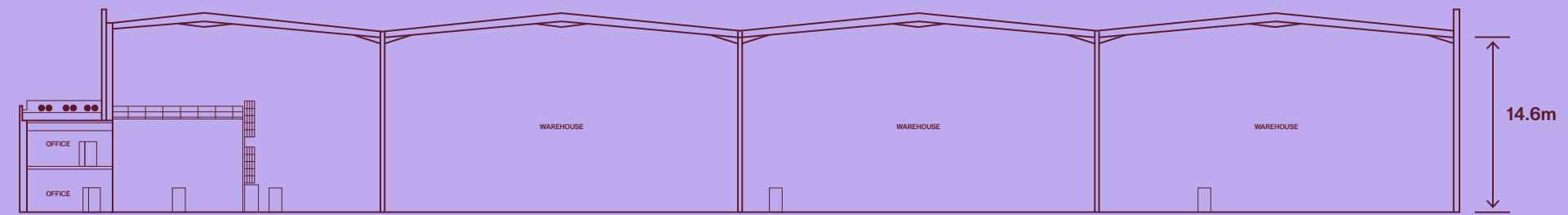


UNIT 1

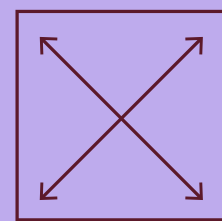
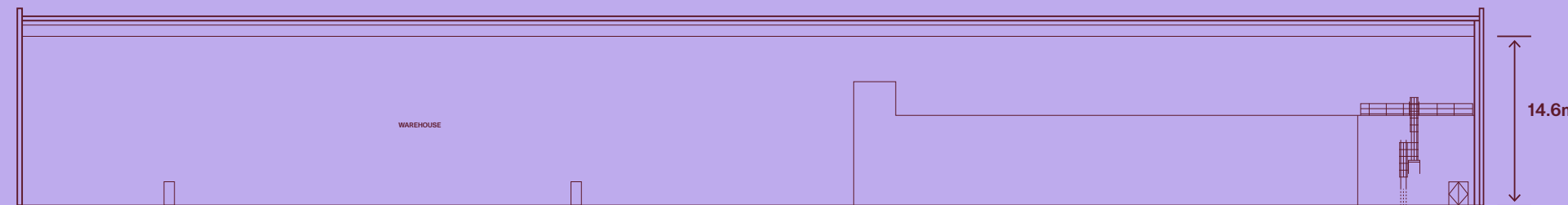
180,000 SQ.FT.



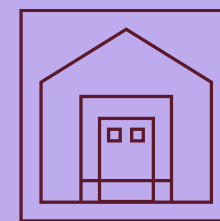
SECTION AA



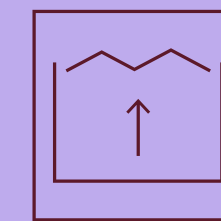
SECTION BB



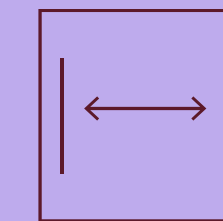
11,313 SQ.FT OF
OFFICE SPACE
OVER 2 FLOORS



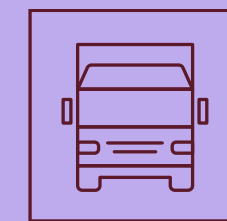
16 DOCK LEVELLERS
INCLUDING 4 EURO
DOCK LEVELLERS



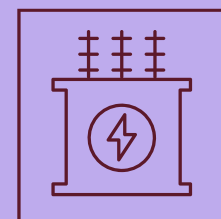
14.6M CLEAR
INTERNAL HEIGHT



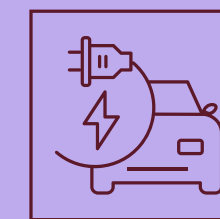
45M YARD DEPTH



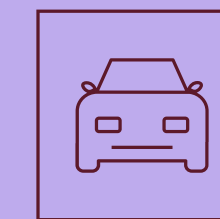
9 HGV PARKING
SPACES



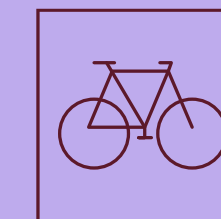
ESB SUBSTATION



9 ELECTRIC
PARKING SPACES



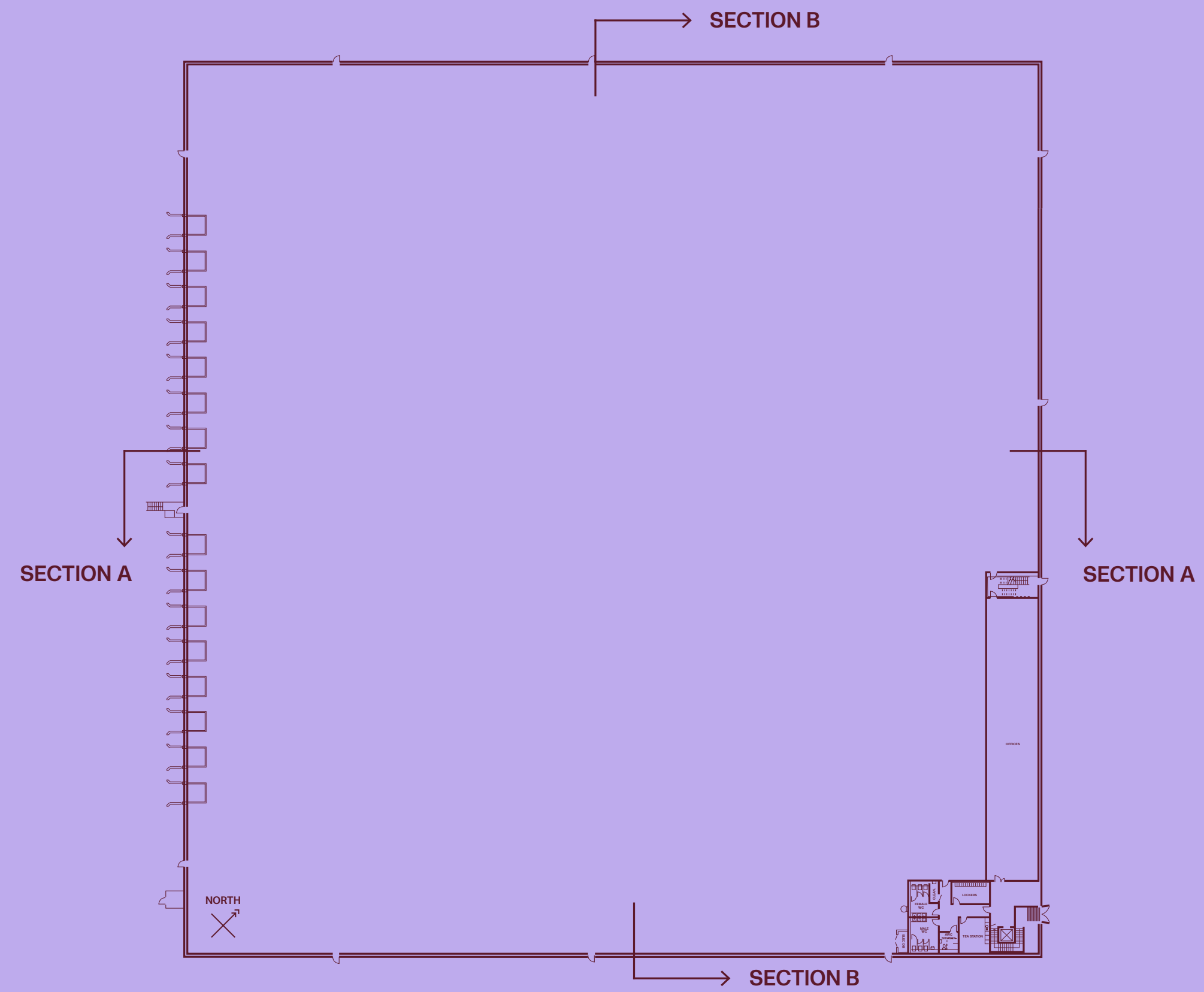
163 CAR PARKING
SPACES



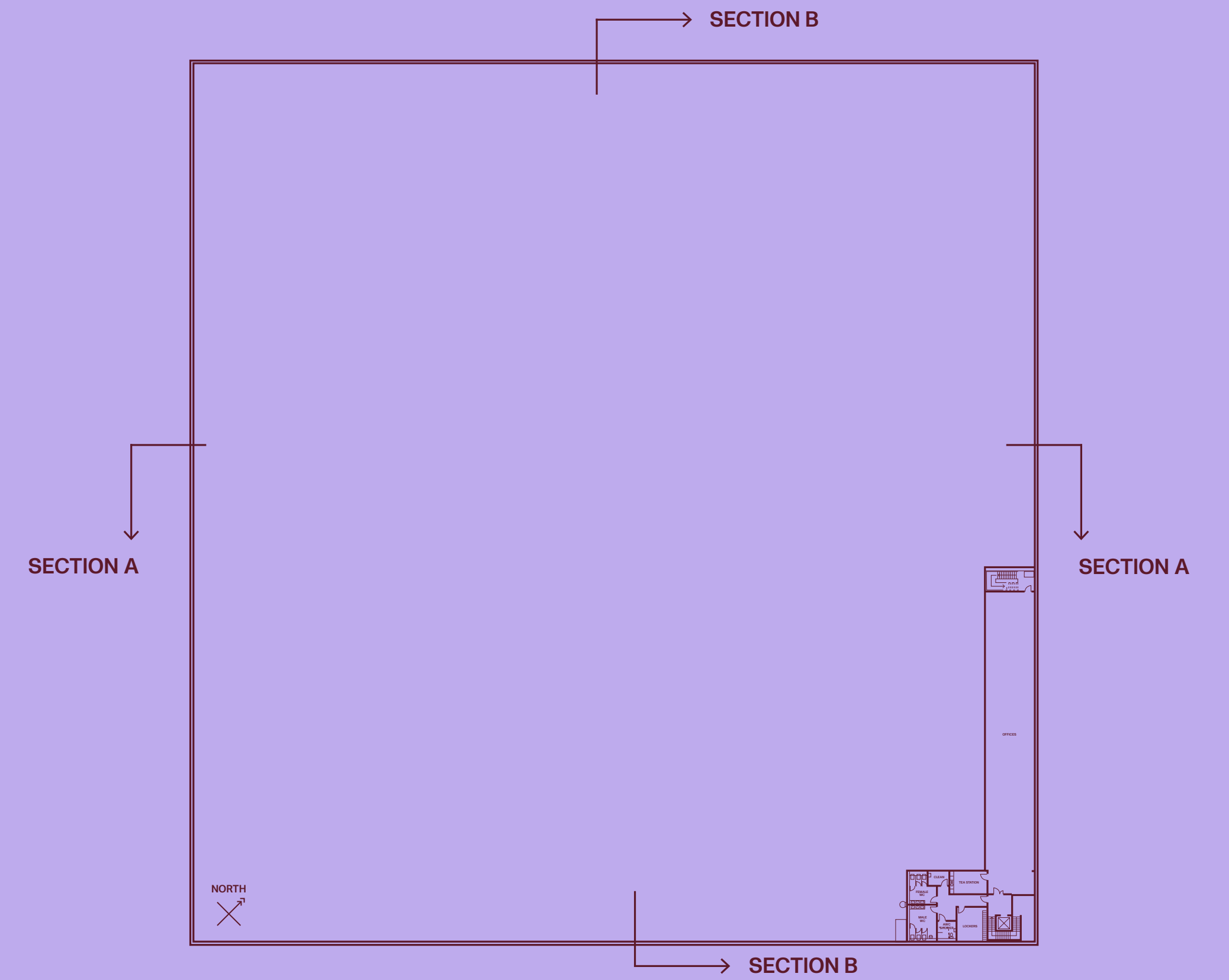
60 BICYCLE SPACES

UNIT 1

GROUND FLOOR



FIRST FLOOR

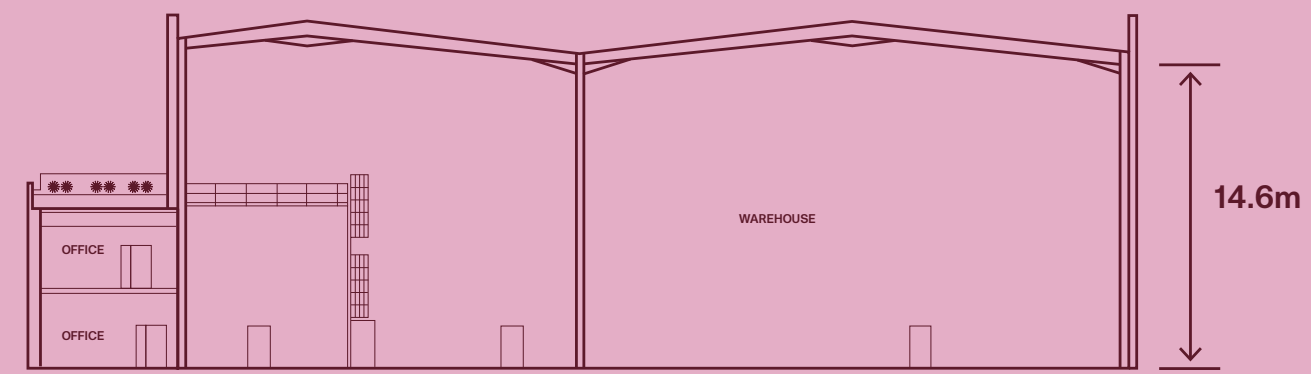


UNIT 2

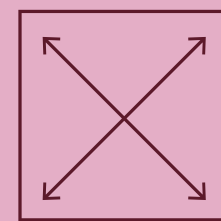
60,000 SQ.FT.



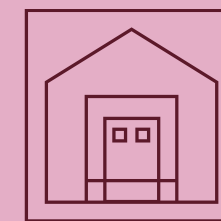
SECTION AA



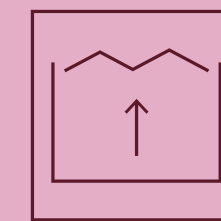
SECTION BB



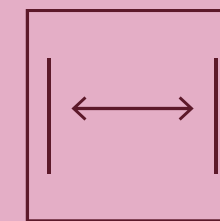
6,114 SQ.FT. OF OFFICE SPACE OVER 2 FLOORS



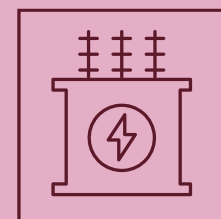
6 DOCK LEVELLERS INCLUDING 2 EURO DOCK LEVELLERS



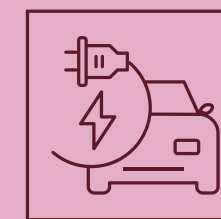
14.6M CLEAR INTERNAL HEIGHT



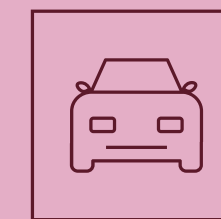
45M YARD DEPTH



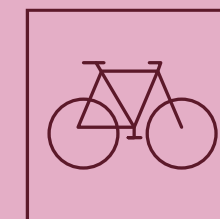
ESB SUBSTATION



3 ELECTRIC PARKING SPACES



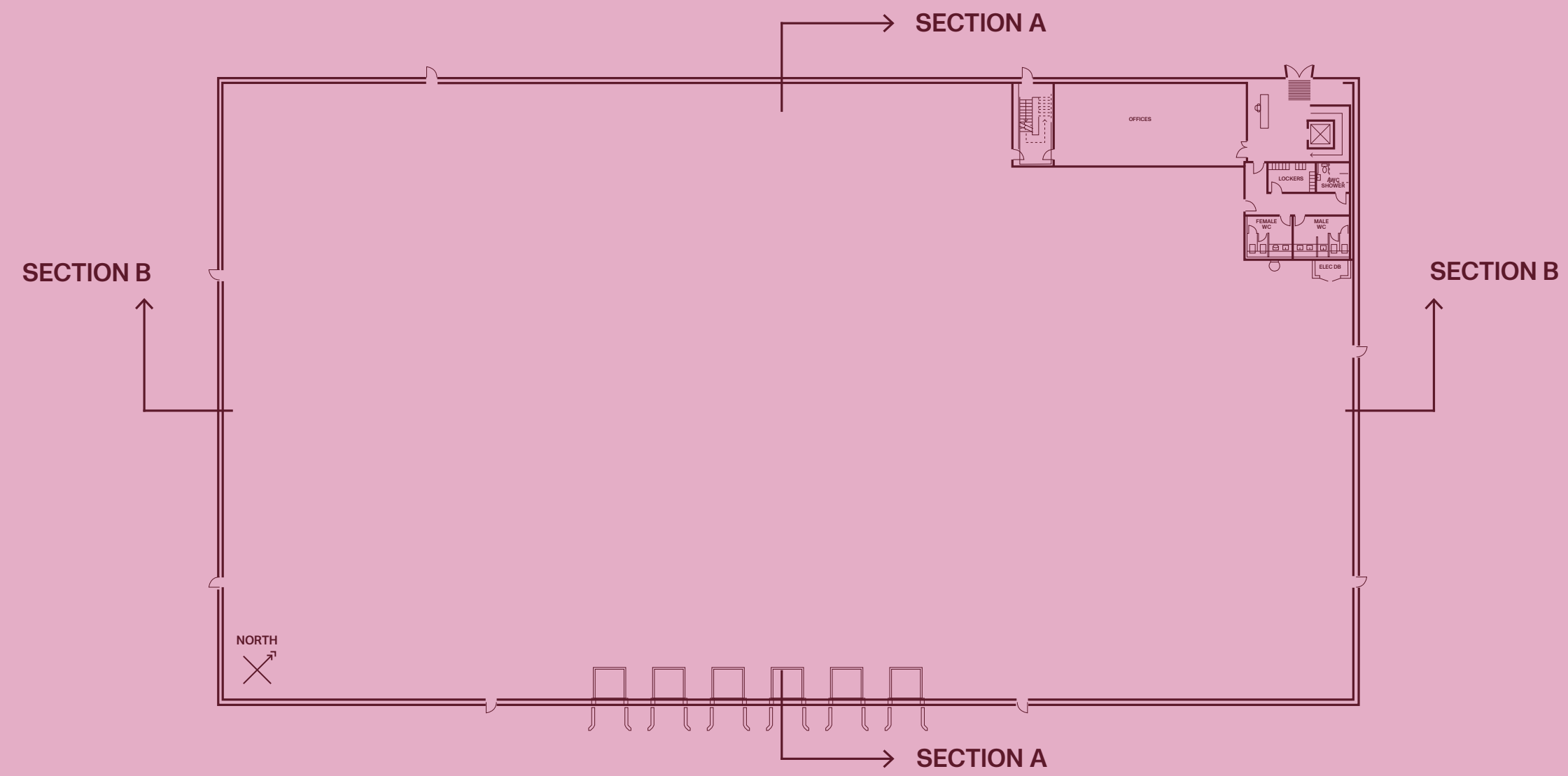
55 CAR PARKING SPACES



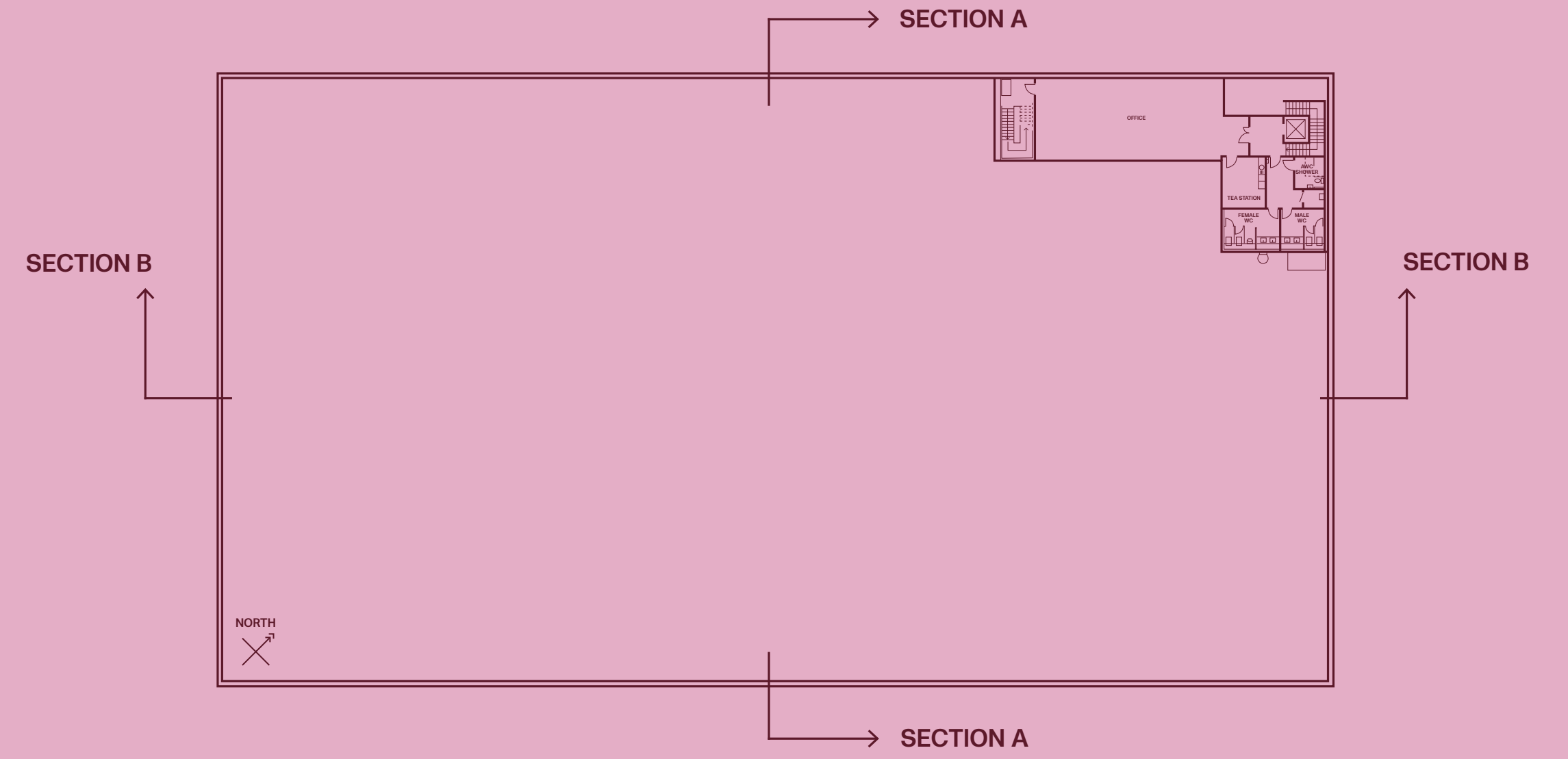
30 BICYCLE SPACES

UNIT 2

GROUND FLOOR



FIRST FLOOR

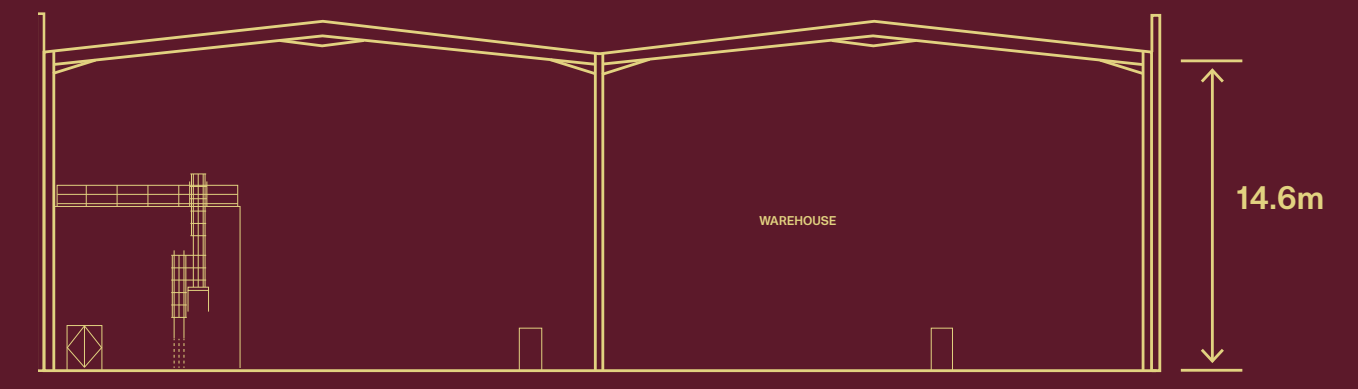


UNIT 3

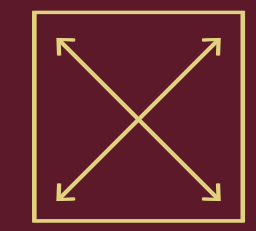
60,000 SQ.FT.



SECTION AA



SECTION BB



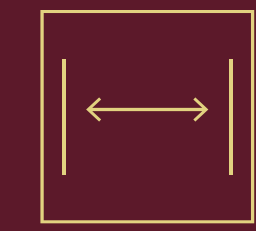
6,318 SQ.FT. OF OFFICE SPACE OVER 2 FLOORS



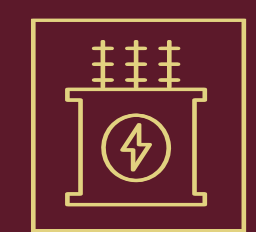
6 DOCK LEVELLERS INCLUDING 2 EURO DOCK LEVELLERS



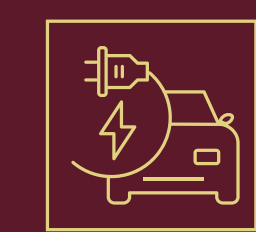
14.6M CLEAR INTERNAL HEIGHT



45M YARD DEPTH



ESB SUBSTATION



3 ELECTRIC PARKING SPACES



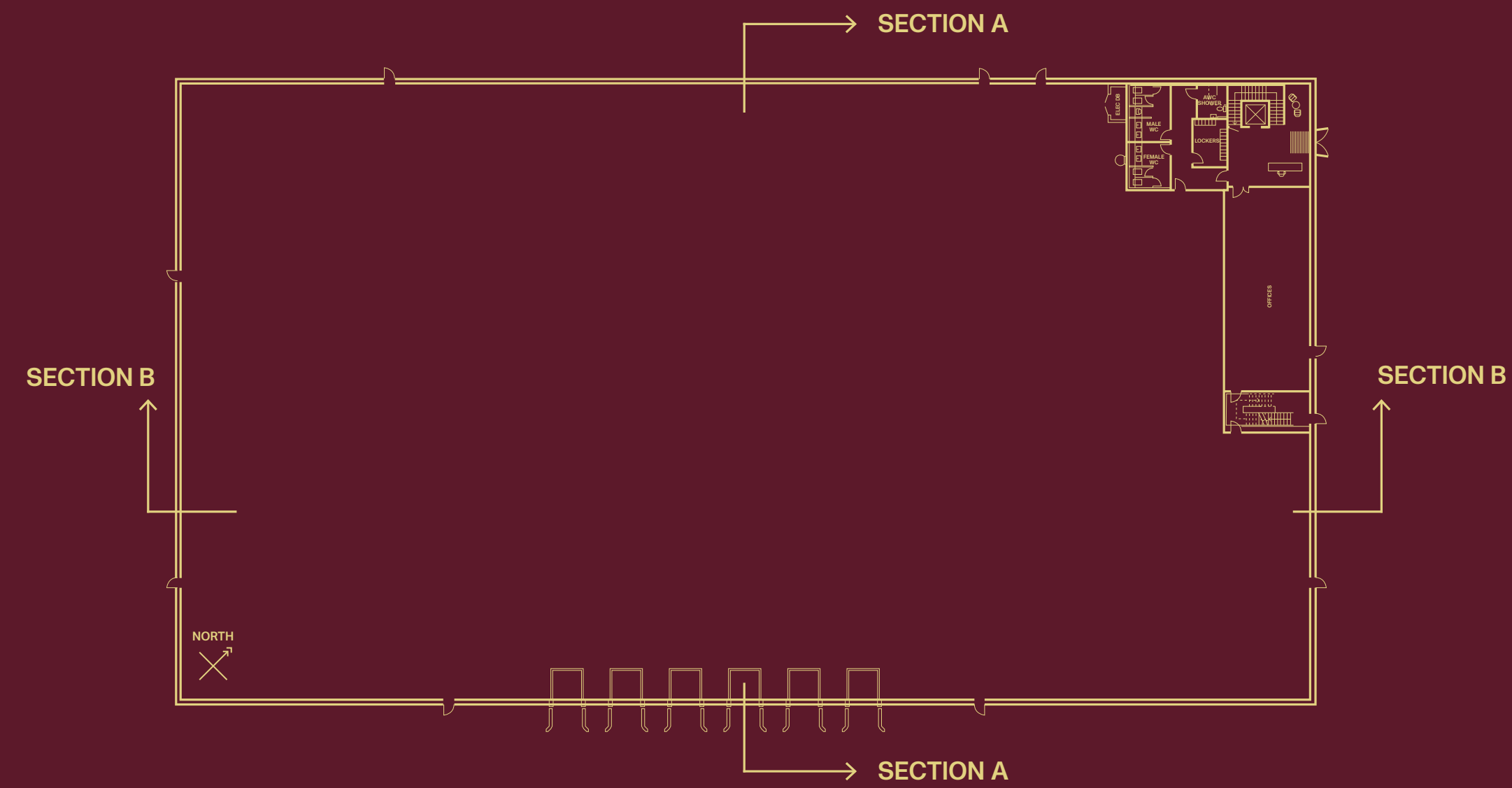
55 CAR PARKING SPACES



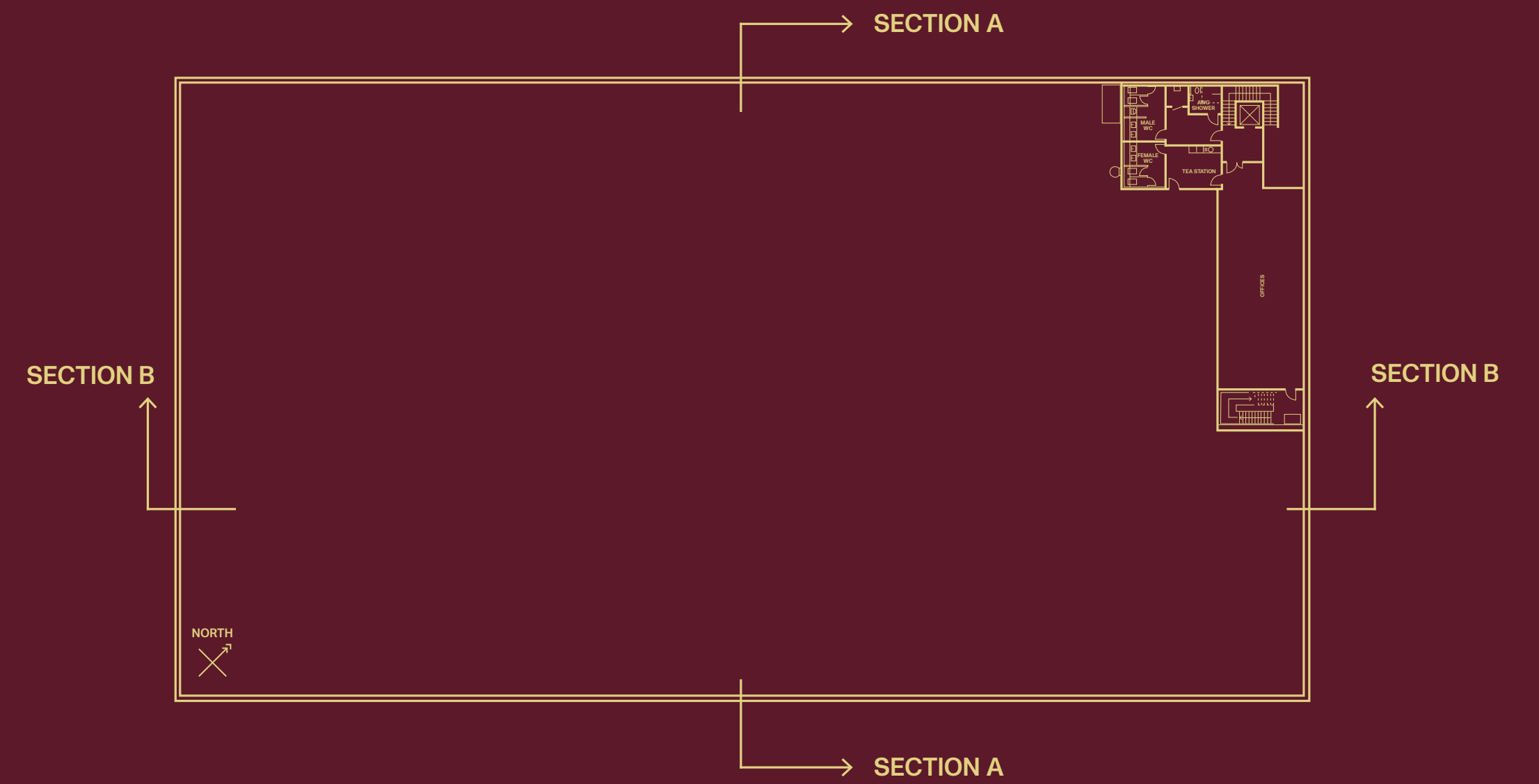
30 BICYCLE SPACES

UNIT 3

GROUND FLOOR



FIRST FLOOR

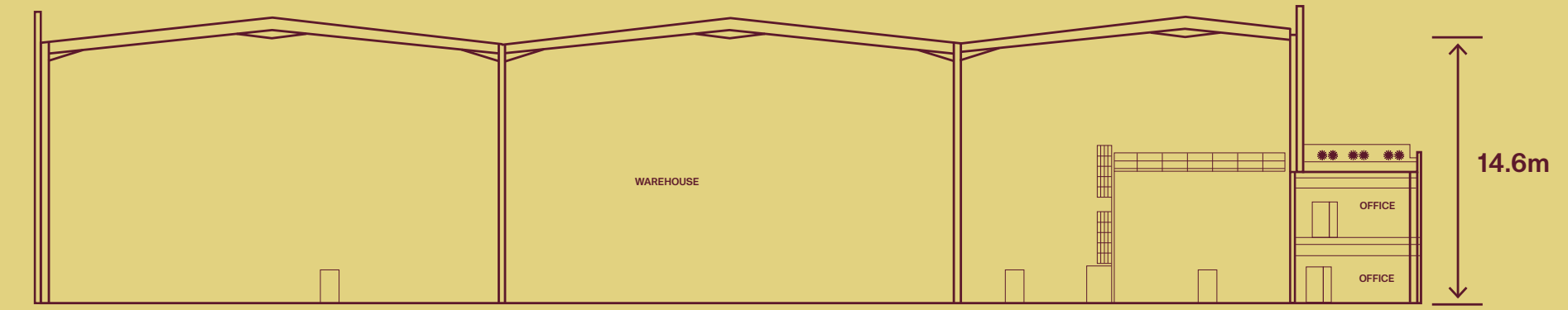


UNIT 4

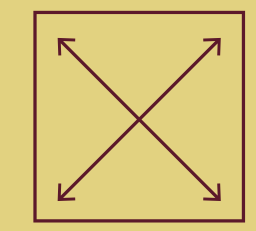
90,000 SQ.FT.



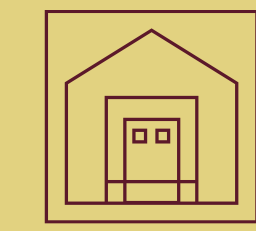
SECTION AA



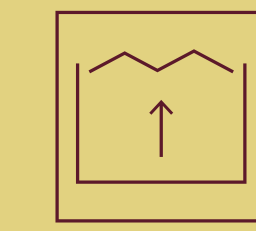
SECTION BB



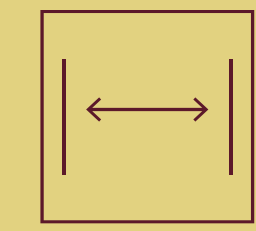
9,547 SQ.FT. OF OFFICE SPACE OVER 2 FLOORS



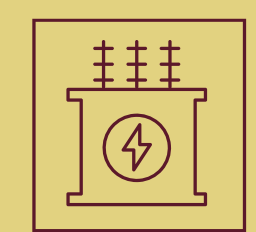
9 DOCK LEVELLERS INCLUDING 3 EURO DOCK LEVELLERS



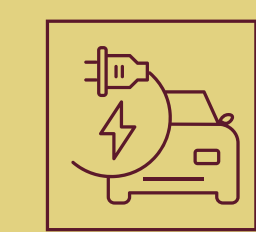
14.6M CLEAR INTERNAL HEIGHT



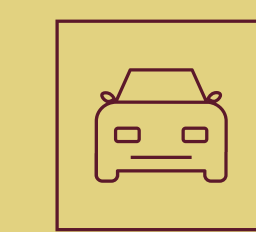
45M YARD DEPTH



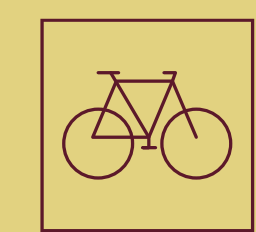
ESB SUBSTATION



3 ELECTRIC PARKING SPACES



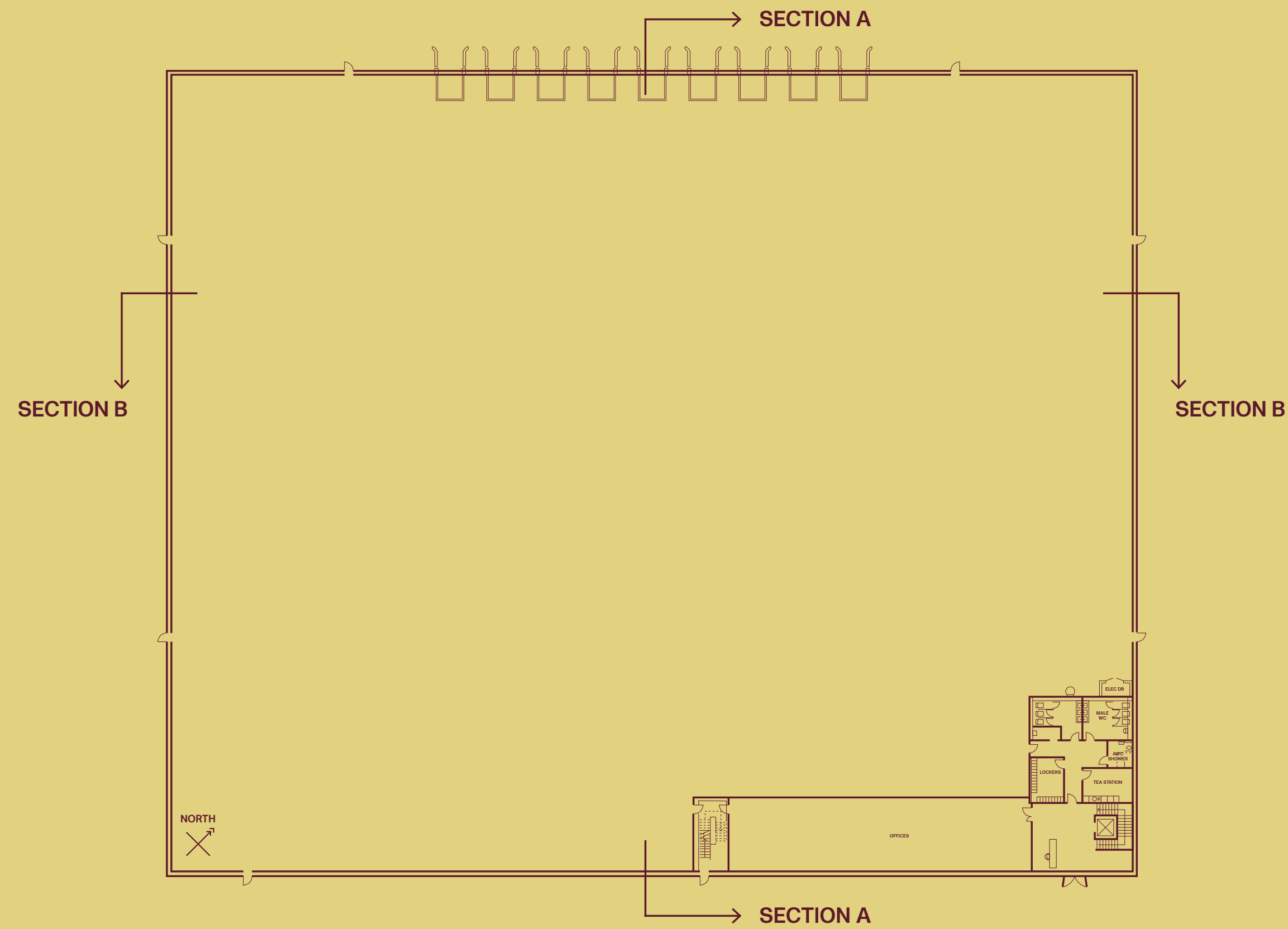
84 CAR PARKING SPACES



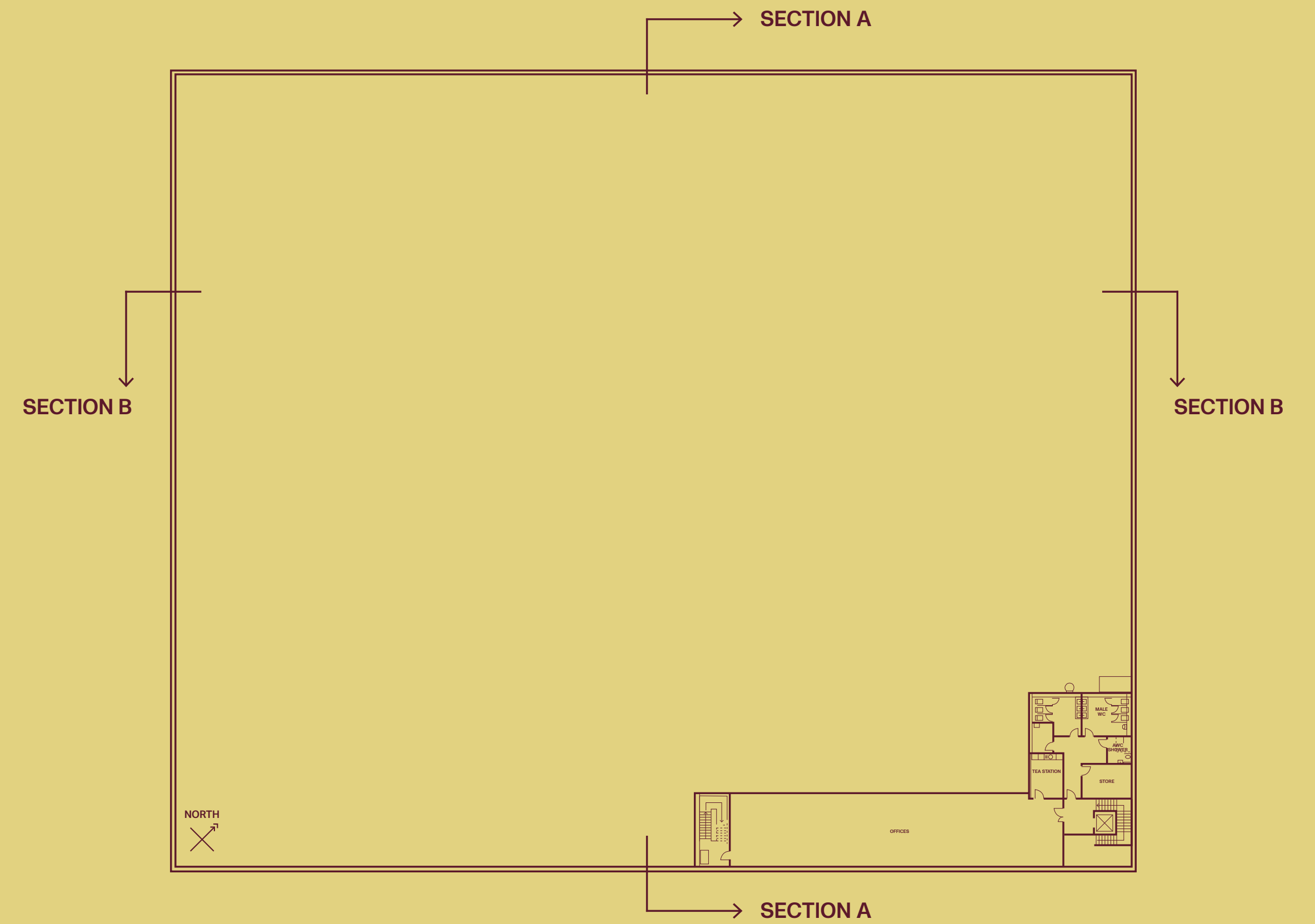
40 BICYCLE SPACES

UNIT 4

GROUND FLOOR



FIRST FLOOR

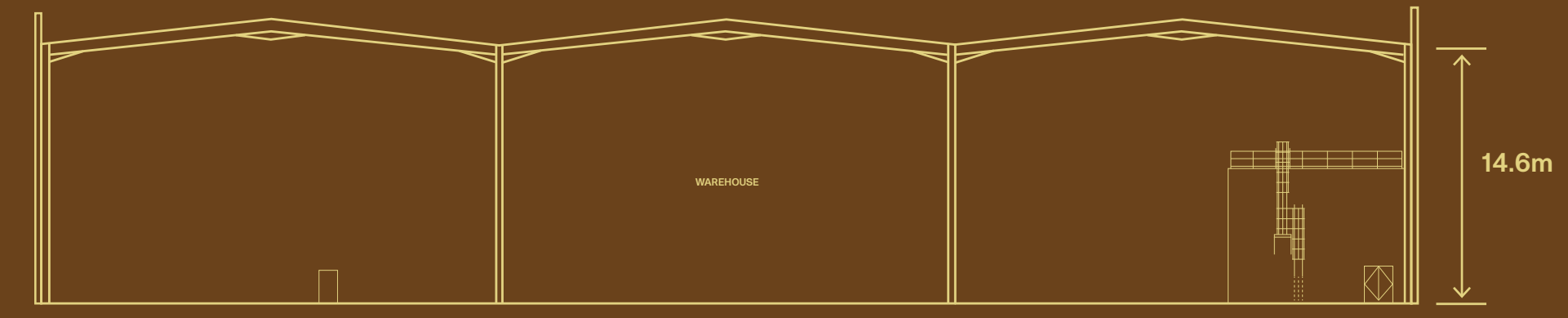


UNIT 5

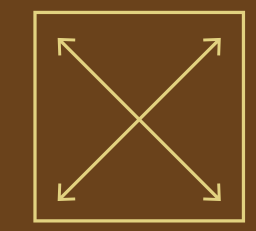
90,000 SQ.FT.



SECTION AA



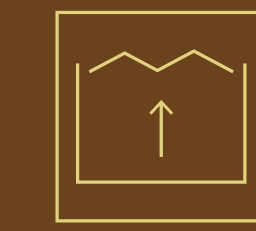
SECTION BB



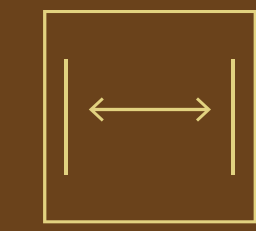
9,332 SQ.FT. OF OFFICE SPACE OVER 2 FLOORS



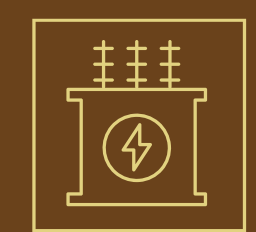
9 DOCK LEVELLERS INCLUDING 3 EURO DOCK LEVELLERS



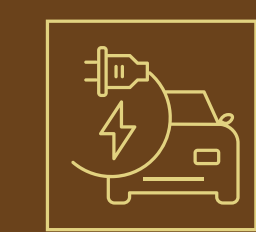
14.6M CLEAR INTERNAL HEIGHT



45M YARD DEPTH



ESB SUBSTATION



3 ELECTRIC PARKING SPACES



84 CAR PARKING SPACES



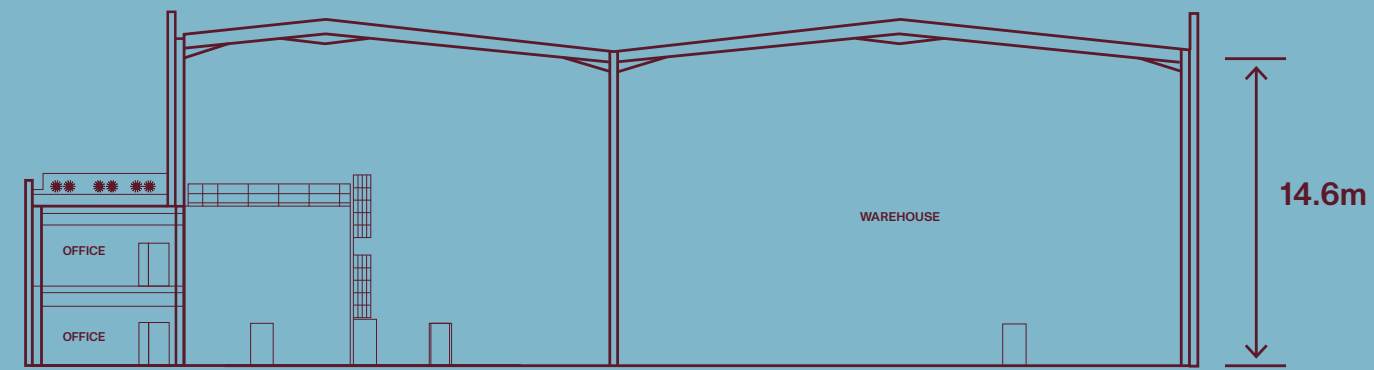
40 BICYCLE SPACES

UNIT 6

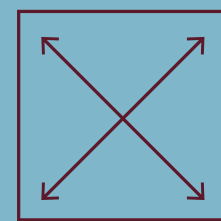
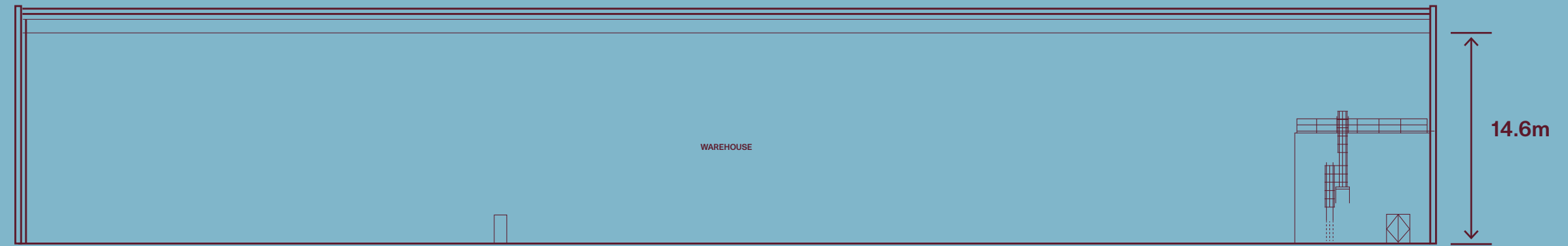
65,000 SQ.FT.



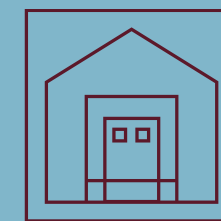
SECTION AA



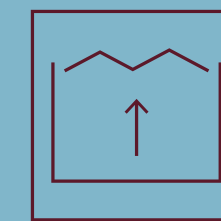
SECTION BB



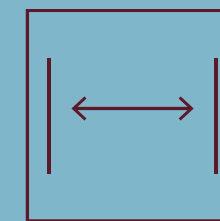
6,652 SQ.FT. OF OFFICE SPACE OVER 2 FLOORS



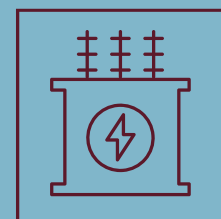
7 DOCK LEVELLERS INCLUDING 2 EURO DOCK LEVELLERS



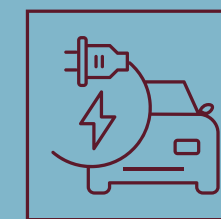
14.6M CLEAR INTERNAL HEIGHT



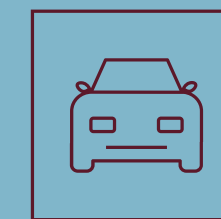
45M YARD DEPTH



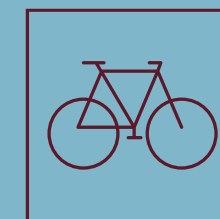
ESB SUBSTATION



3 ELECTRIC PARKING SPACES



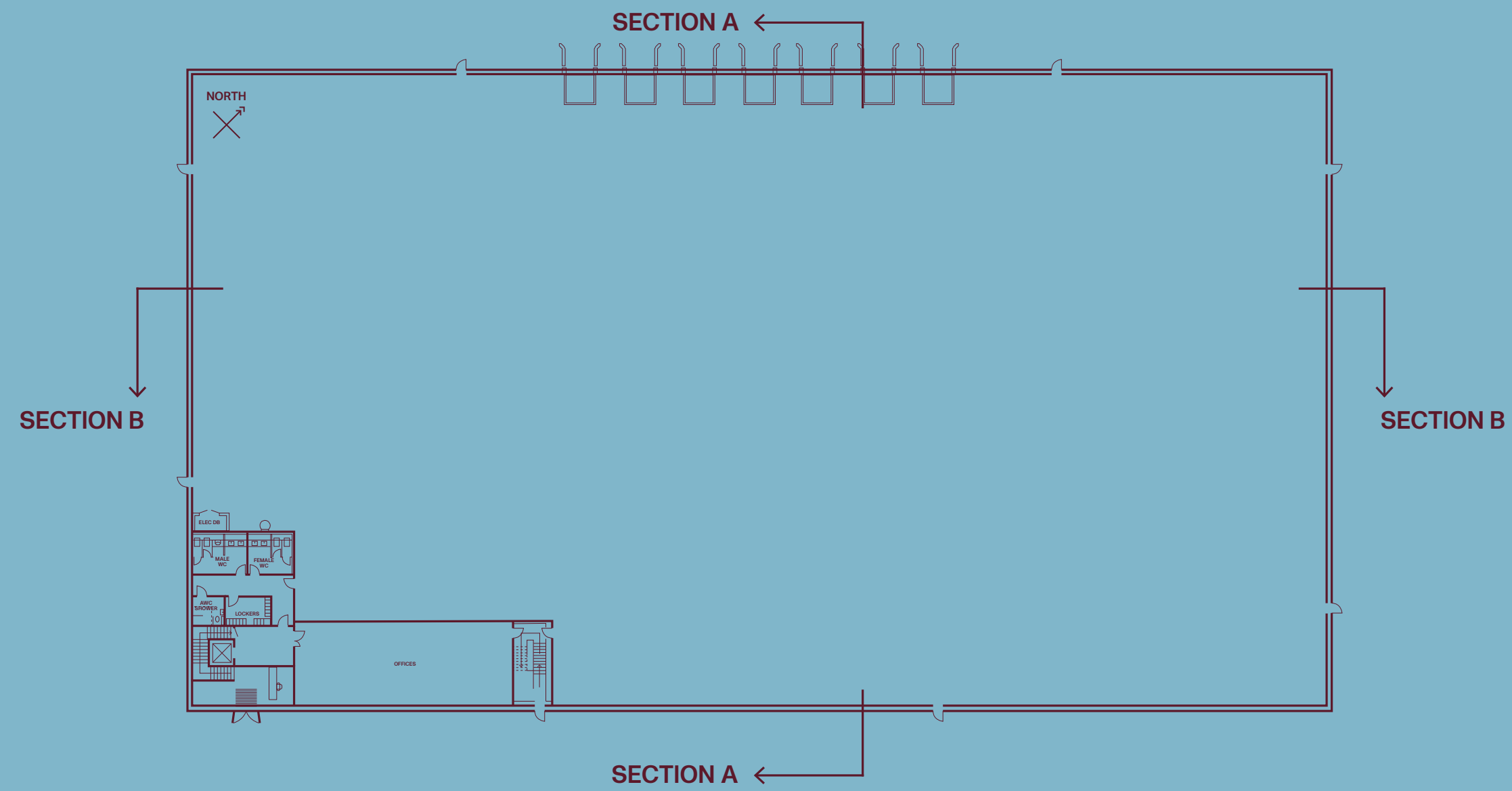
60 CAR PARKING SPACES



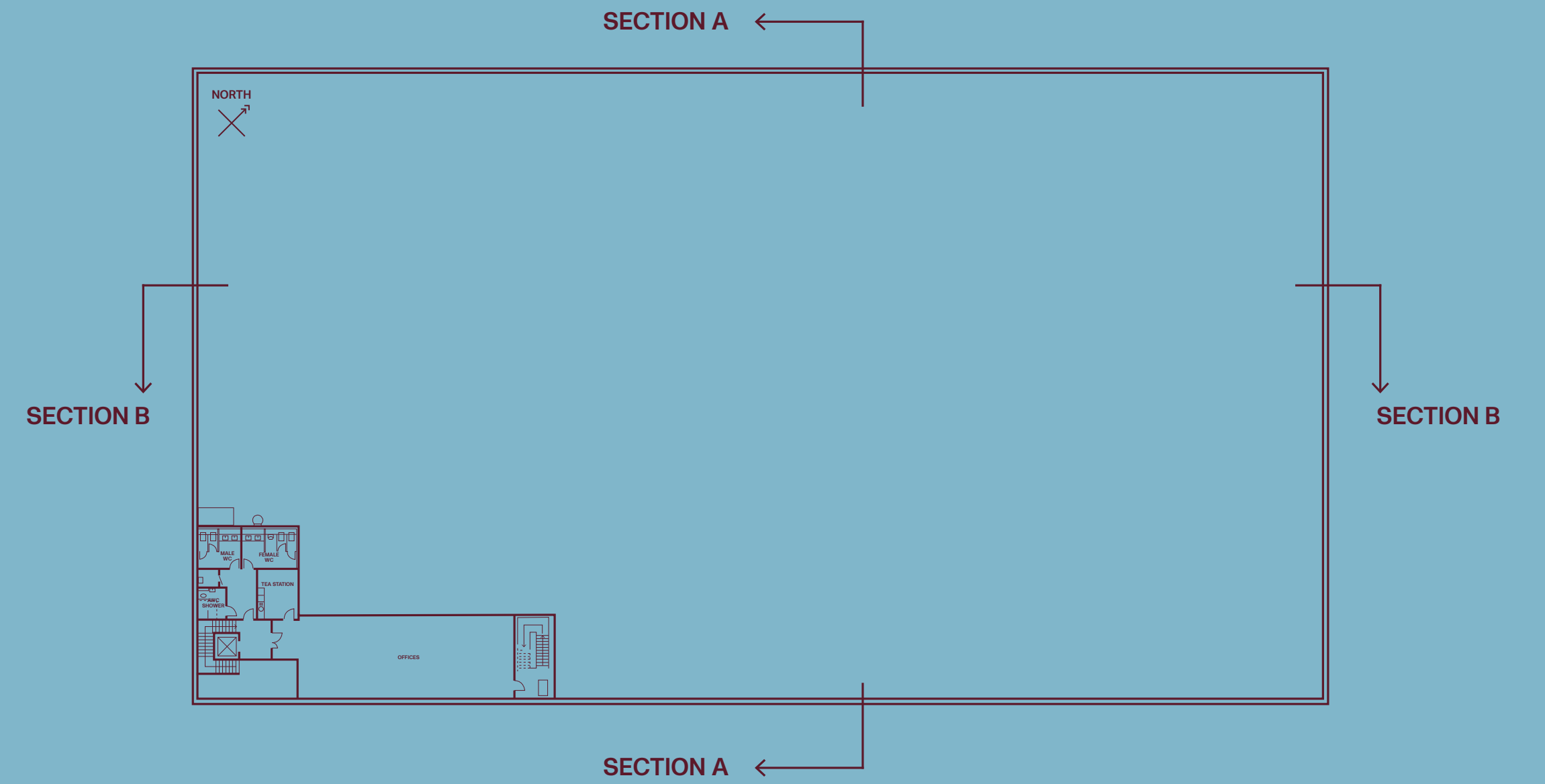
30 BICYCLE SPACES

UNIT 6

GROUND FLOOR



FIRST FLOOR



SPECIFICATION



WAREHOUSE

- 14.6M CLEAR HEIGHT
- PIR LED LIGHTS
- FLOOR LOADING MIN 50KN/M2
- FM2 FLOOR
- STANDARD DOCK LEVELLERS
- LEVEL ACCESS DOORS
- SECURE YARD
- ROOF LIGHTS



OFFICES

- GRADE A OFFICES
- AIR SOURCE HEAT PUMP HEATING TO OFFICE
- DOUBLE HEIGHT GLAZED RECEPTION
- DOUBLE CHANNEL POWER SKIRTING
- KITCHEN



SUSTAINABILITY

- PV SOLAR PANELS
- EV CAR CHARGING
- DESIGNED FOR LEED GOLD
- DESIGNED FOR EU TAXONOMY
- BER A3

SCHEDULE

OF

AREAS

ELLIPSE LOGISTICS PARK – ACCOMMODATION SCHEDULE – GROSS EXTERNAL AREAS

UNIT NO.	GFL OFFICE GEA SQM	1FL OFFICE GEA SQM	TOTAL OFFICE GEA SQM	WAREHOUSE GEA SQM	TOTAL GEA SQM	TOTAL CARPARKING SPACES PROVIDED	BICYCLE PARKING SPACES PROVIDED	ESB SUBSTATION GEA SQM	SPRINKLER PUMPHOSE GEA SQM
UNIT 1	563	547	1,110	15,619	16,729	163	60	31	80
UNIT 2	317	298	615	5,182	5,797	55	30	31	N/A
UNIT 3	326	307	633	5,170	5,803	55	30	31	
UNIT 4	474	458	932	7,821	8,753	84	40	31	
UNIT 5	469	453	922	7,826	8,748	84	40	31	
UNIT 6	340	323	663	5,688	6,351	60	30	31	
TOTAL					52,181	501	230	186	

MOVE WHERE

IT MATTERS



DESIGN TEAM

ARCHITECTS TOT Architects

STRUCTURAL & CIVIL ENGINEERS DFK

M&E ENGINEERS PMEP

LANDSCAPE ARCHITECTS BSM

SUSTAINABILITY CONSULTANTS Passive Dynamics

PLANNING CONSULTANT John Spain Associates

FIRE CONSULTANT Atkins

DAC OHAC

CONTACTS



PSRA No.002233

Jarlath Lynn
Director
Industrial & Logistics
DD: +353 1 618 1355
M: +353 86 440 7496
E: jarlath.Lynn@savills.ie

Billy Flynn
Surveyor
Industrial and Logistics
DD: +353 1 633 4337
M: +353 86 136 5926
E: billy.flynn@savills.ie



PSRA No. 001528

Garrett McClean
Executive Director
DD: +353 1 618 5557
M: +353 87 268 9154
E: garrett.mcclean@cbre.com

Stephen Mellon
Director
DD: +353 1 618 5703
M: +353 83 473 9668
E: stephen.mellon@cbre.com



ELLIPSE.IE

DESIGNED FOR



DISCLAIMER: Savills Ireland / CBRE Advisory (Irl) Ltd. and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland / CBRE Advisory (Irl) Ltd. nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland / CBRE Advisory (Irl) Ltd. nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/Lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction. This brochure is issued by Savills Ireland / CBRE Advisory (Irl) Ltd. on the understanding that any negotiations relating to the property are conducted through it. All maps produced by permission of the Ordnance Survey Ireland Licence No AU 001799 © Government of Ireland.