

# northwest LOGISTICS PARK

BALLYCOOLIN, DUBLIN 15



LOGISTICS FACILITIES  
FOR SALE / TO LET



Targeting



# northwest LOGISTICS PARK

BALLYCOOLIN, DUBLIN 15

LOGISTICS FACILITIES  
FOR SALE / TO LET

PLANNING SECURED FOR UNITS FROM  
5,124 - 25,000 SQ M

DESIGN + BUILD UNIT OPTIONS FROM  
3,723 - 50,000 SQ M



## 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 3 phase power and air conditioning can also be provided to cater for the diverse technological requirements of today's business users.

### Warehouse Specification

- >> 14.6m 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/m<sup>2</sup>
- >> Motion sensor LED lighting

### Office Specification

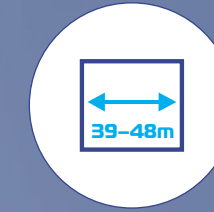
- >> Painted and plastered walls
- >> Suspended ceilings
- >> Recessed LED lights
- >> Air source heat pump
- >> Perimeter trunking
- >> Toilets and tea stations
- >> Mechanical ventilation

### Environmental

- >> The buildings will be targeting LEED Gold sustainability credentials and will be EU Taxonomy Compliant.



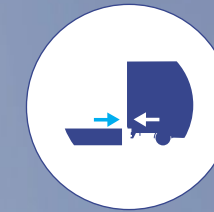
**14.6m**  
clear internal height



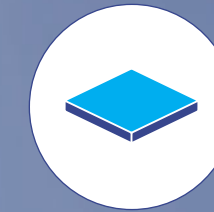
**Yard depths**  
from 39 to 40m



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



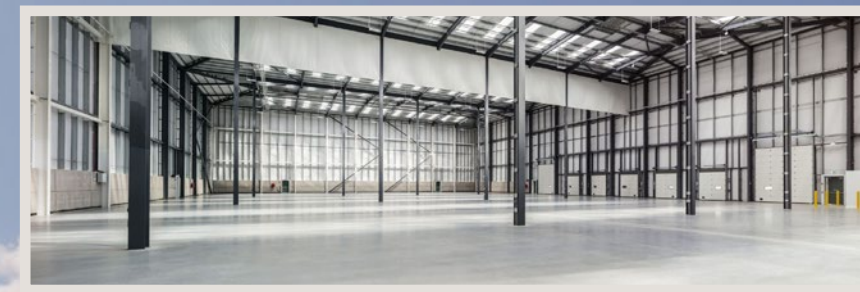
**Dock levellers**  
and grade level doors  
to all units



**Sealed  
concrete floors**  
loading capacity of 50 KN/M<sup>2</sup>



**Highest  
sustainable credentials**  
targeting BER A3



# 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 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. The park is well serviced by public transport, Dublin Bus Routes 40E and 40D connect Northwest Logistics Park to Dublin City Centre via Broombridge, providing a direct link to the LUAS.

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



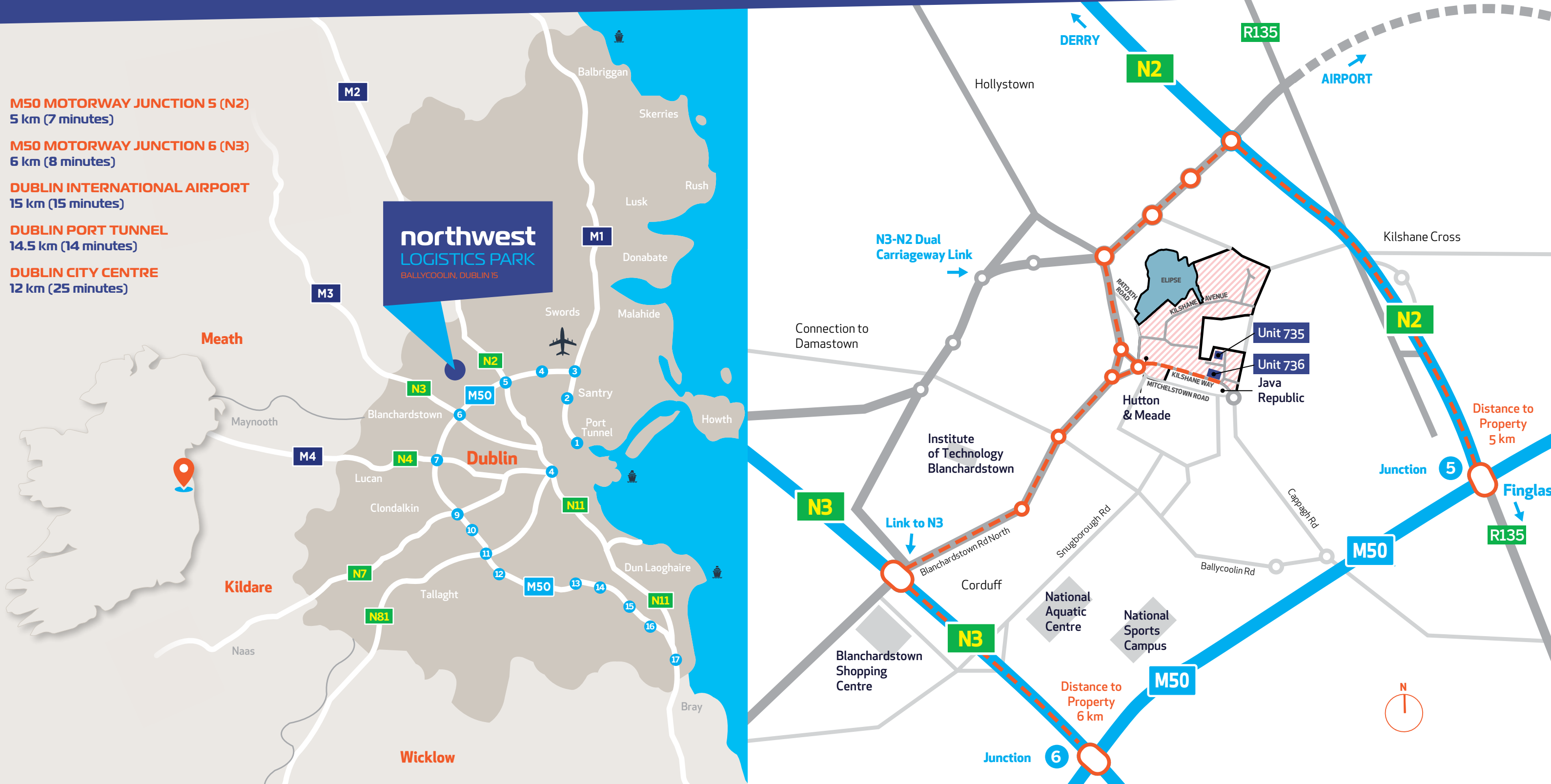
**M50 MOTORWAY JUNCTION 5 (N2)**  
5 km (7 minutes)

**M50 MOTORWAY JUNCTION 6 (N3)**  
6 km (8 minutes)

**DUBLIN INTERNATIONAL AIRPORT**  
15 km (15 minutes)

**DUBLIN PORT TUNNEL**  
14.5 km (14 minutes)

**DUBLIN CITY CENTRE**  
12 km (25 minutes)



# HIGH QUALITY LOGISTICS UNITS TO SUIT YOUR BUSINESS NEEDS

# MASTERPLAN

## ACCOMMODATION

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
<b>Unit 736</b> (Reserved)	5,892	493	6,385	14.6	4.1	1.66	7	2
<b>Unit 735</b> (Planning granted)	4,536	596	5,132	14.6	3.73	1.51	6	2

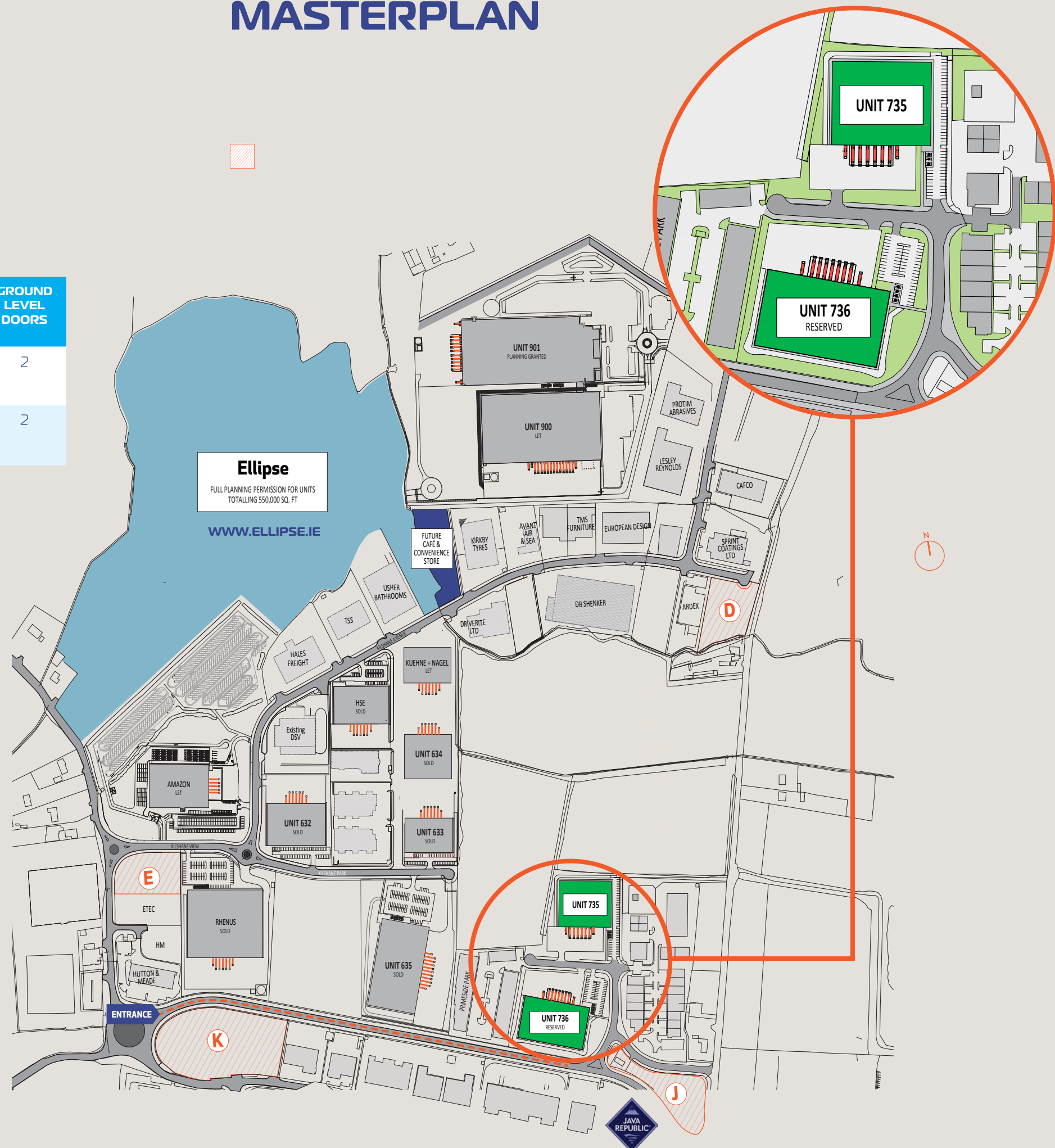
\* (APPROXIMATE GROSS EXTERNAL FLOOR AREAS)

## AVAILABLE SITES FOR DESIGN AND BUILD OPTIONS

UNIT NO.	APPROX. SITE AREA (ACRES)	APPROX. SITE AREA (HECTARES)
<b>Site D</b>	1.51	0.61
<b>Site E</b>	1.4	0.57
<b>Site J</b>	1.38	0.56
<b>Site K</b>	4.03	1.63

THE NEXT PHASE OF DEVELOPMENT, ELLIPSE, HAS FULL PLANNING PERMISSION FOR UNITS TOTALLING 550,000 SQ. FT. AND CAN PROVIDE DESIGN AND BUILD OPTIONS.

FOR FURTHER INFORMATION ON ELLIPSE PLEASE VISIT [WWW.ELLIPSE.IE](http://WWW.ELLIPSE.IE) OR CONTACT JOINT AGENTS SAVILLS AND CBRE.



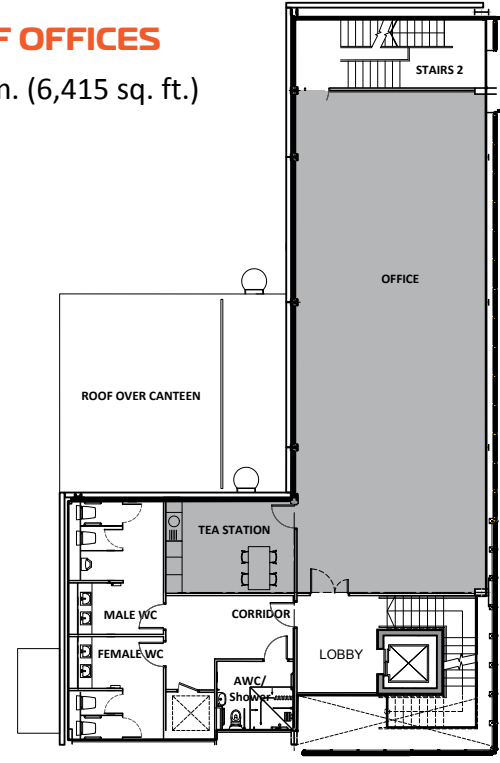
# UNIT 735 SITE PLAN



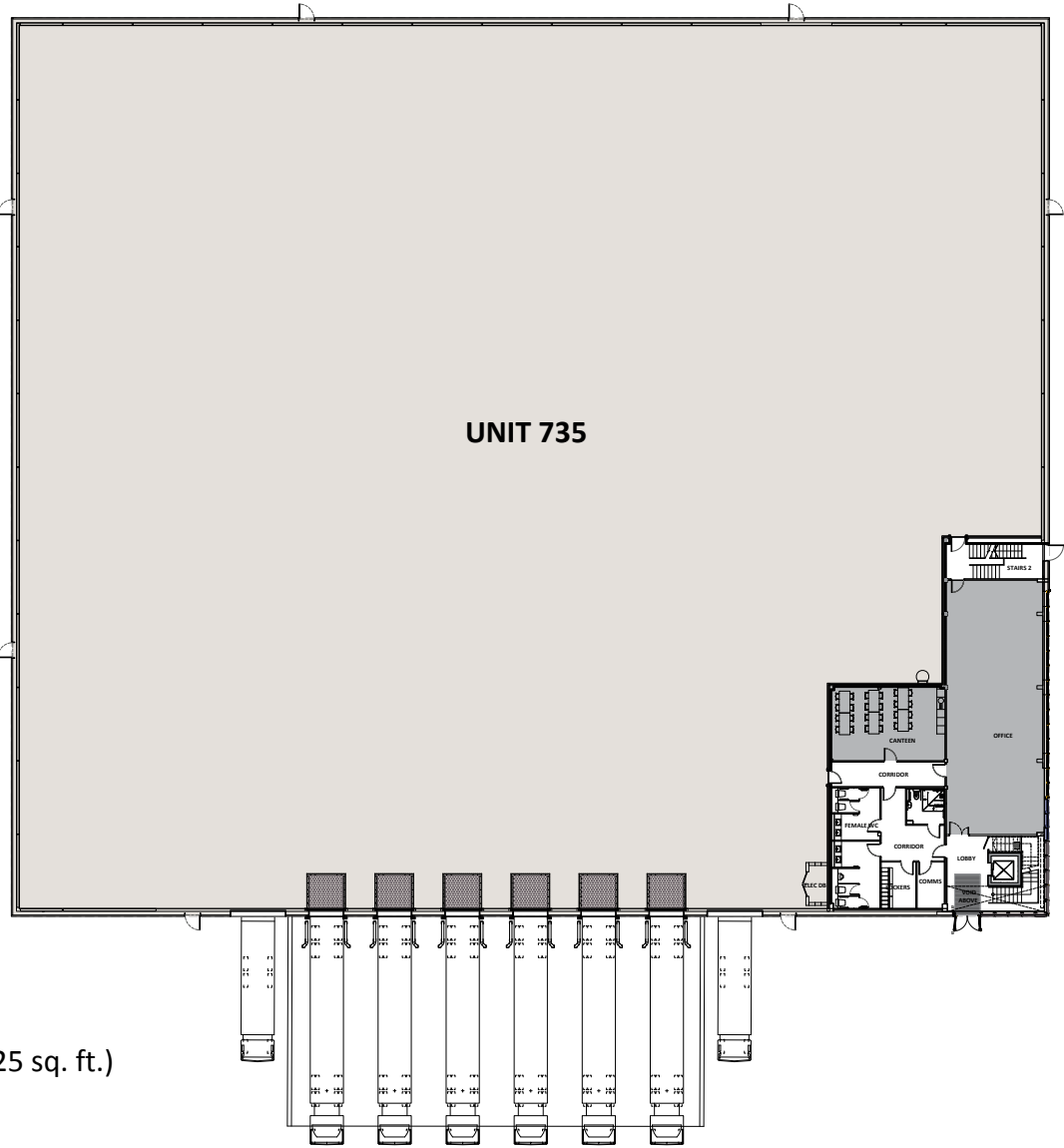
# UNIT 735 FLOOR PLANS

	Dock levellers	6
	Level access doors	2
	Site area	1.51HA
	Floor loading	50KN/m <sup>2</sup>
	Power	150kva
	PV panels	
	Shower and changing facilities	
	Standard car parking spaces	44
	EV car charging	4
	Accessible car parking spaces	3
	Bicycle spaces	20

## FF & GF OFFICES 596 sq. m. (6,415 sq. ft.)



## WAREHOUSE 4,536 sq. m. (48,825 sq. ft.)



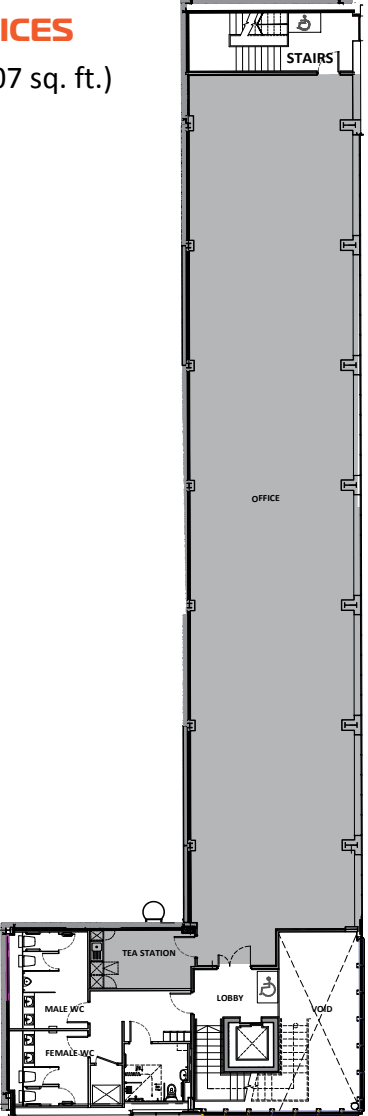
# UNIT 736 (RESERVED) SITE PLAN



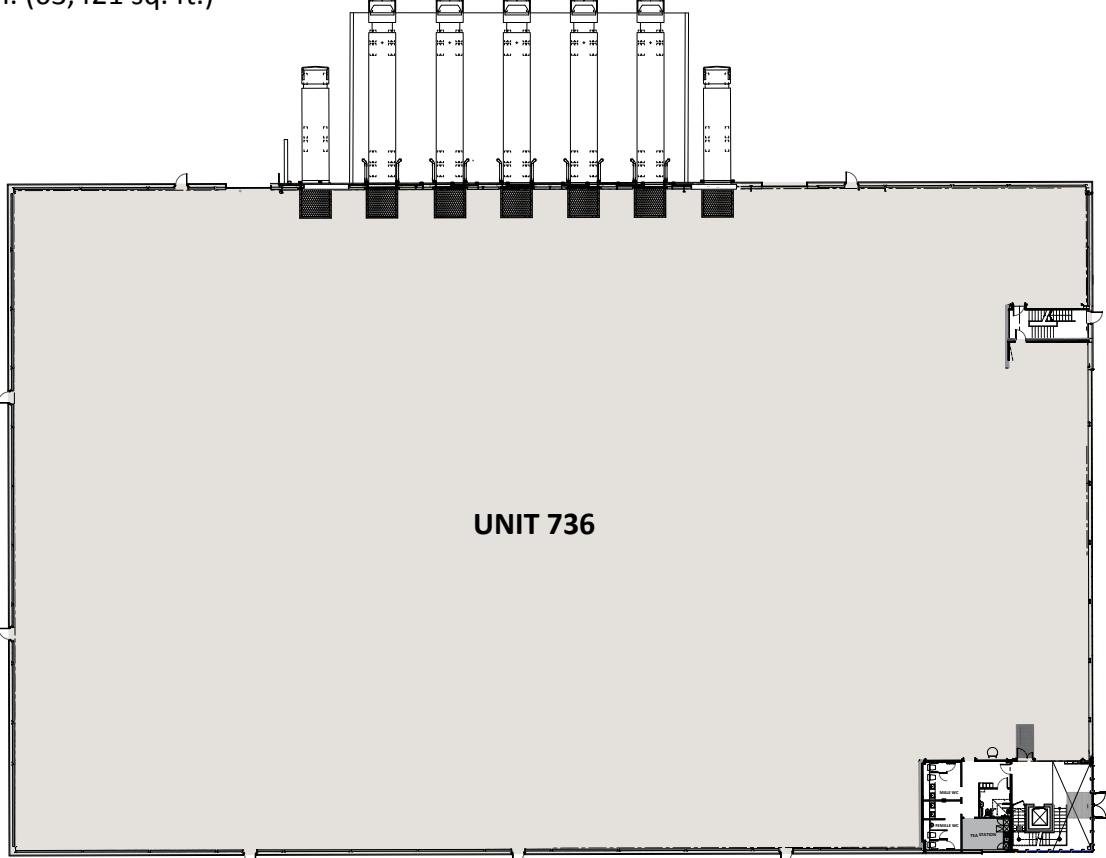
# UNIT 736 FLOOR PLANS

	Dock levellers	7
	Level access doors	2
	Site area	1.66HA
	Floor loading	50KN/m <sup>2</sup>
	Power	150kva
	PV panels	
	Shower and changing facilities	
	Standard car parking spaces	56
	EV car charging	2
	Accessible car parking spaces	3
	Bicycle spaces	20

## FF & GF OFFICES 493 sq. m. (5,307 sq. ft.)



## WAREHOUSE 5,892 sq. m. (63,421 sq. ft.)



# 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 Developments is synonymous with a quality finished product that is consistently delivered to the highest building standards.

## Architect



## Engineers



## Joint Agents



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