

**NEW INDUSTRIAL / LOGISTICS
DEVELOPMENT FRONTING THE M4**

A development by Esprit Investments Ltd.



**JUNCTION 6 (M4) CELBRIDGE
CO KILDARE**

TO LET



New industrial / logistics development on 12.15 ha (30 acres) with the potential to provide up to 600,000 sq. ft. of high-quality accommodation.



Extensive frontage onto the M4 Motorway with immediate access to J6 on the M4 and just 10 minutes from J7 on the M50.



Units' sizes from 1,139 sqm up to 38,599 sqm. Buildings can also be provided on a design and build basis to occupiers' requirements



21-MINUTE DRIVE TO DUBLIN AIRPORT



22-MINUTE DRIVE TO THE PORT TUNNEL



10-MINUTE DRIVE TO J7 ON THE M50

ATHLONE 60 MINS



60-MINUTE DRIVE TO ATHLONE

MULLINGAR 40 MINS



40-MINUTE DRIVE TO MULLINGAR

LONGFORD 60 MINS



60-MINUTE DRIVE TO LONGFORD

GALWAY 2 HRS



2-HOUR DRIVE TO GALWAY

SLIGO 2 HRS 12 MINS



2-HOUR 10-MINUTE DRIVE TO SLIGO

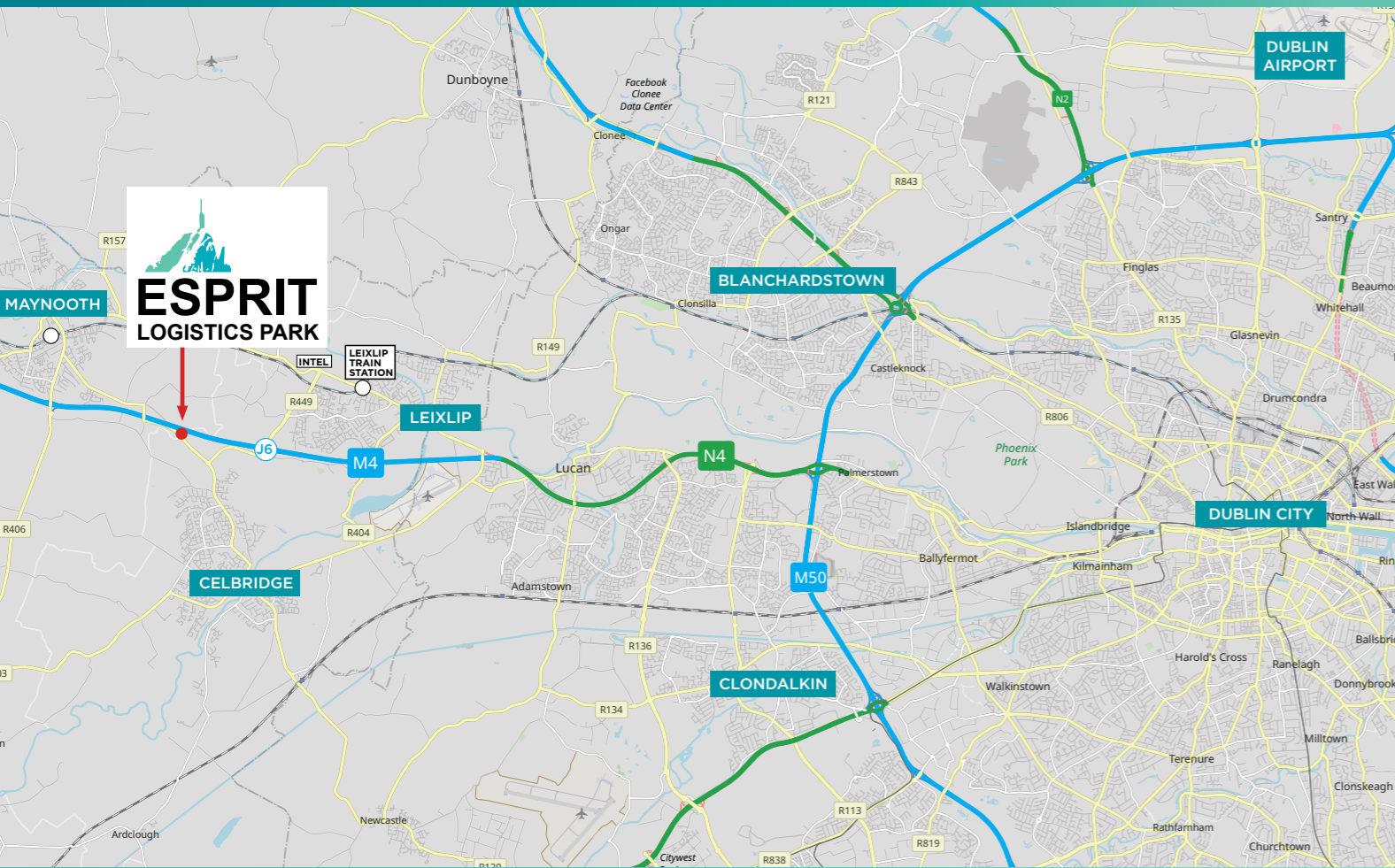
LOCATION

Esprit Logistics Park is a high-quality industrial & logistics development strategically located at Junction 6 on the M4 with extensive frontage onto the M4 Motorway. Access is off the R405, the Maynooth to Celbridge road. The site is located north of Celbridge town centre and is approx. 12km from Junction 7 on the M50 which provides rapid motorway access to all of the main arterial routes to and from Dublin, to the Port Tunnel and to Dublin Airport.

Esprit Logistics Park has the benefit of a host of local amenities including Celbridge Town, Castletown Estate, Maynooth University, Carton House & Liffey Valley all of which are within close proximity of the park.



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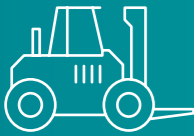


DESCRIPTION



200,000 sq. ft.

Potential for 600,000 sq. ft. split between two phases; Phase 1 comprising 400,000 sq. ft. and Phase 2 comprising 200,000 sq. ft. Planning permission will be lodged in Q1 2022.



Esprit Logistics Park is in an area zoned Objective H - 'Light Industry Warehousing' in the Celbridge Local Area Plan 2017 - 2023. Uses permitted in principle include: motor sales, petrol station, light industry, warehousing/store/depot, heavy commercial vehicle park, workshops/small scale craft, garage/car repairs, etc.



Lufthansa

Over 30 acres available for development with Unit N (approx. 4,000 sqm) pre-let to Lufthansa.



Lufthansa Building

PROPOSED ACCOMMODATION SCHEDULE (GROSS EXTERNAL FLOOR AREAS)

Unit	Type	Unit Size (sq.m.)	Unit Size (sq.ft.)	Office Area (10%) sq.m.	Office Area (10%) sq.ft.	Total Floor Area (sq.m.)	Total Floor Area (sq.ft.)	Car Spaces
A	Warehouse	2,457	26,447	273	2,939	2,730	29,385	27
B	Warehouse	2,741	29,504	305	3,283	3,046	32,787	30
E	Light Industrial	1,189	12,798	132	1,421	1,321	14,219	40
F	Light Industrial	1,139	12,260	126	1,356	1,265	13,616	38
G	Light Industrial	1,395	15,016	155	1,668	1,550	16,684	47
H	Light Industrial	1,647	17,728	183	1,970	1,830	19,698	55
I	Light Industrial	2,309	24,854	257	2,766	2,566	27,620	78
J	Light Industrial	2,646	28,481	294	3,165	2,940	31,646	89
K	Warehouse	2,963	31,893	329	3,541	3,292	35,435	33
L	Warehouse	3,247	34,950	364	3,918	3,611	38,868	36
M	Warehouse	3,586	38,599	398	4,284	3,984	42,883	40
M	Warehouse	3,716	39,999	371	3,993	4,087	43,992	40
Totals		29,035	312,530	3,187	34,305	32,222	346,834	553



MASTERPLAN



- PHASE 1
- PHASE 2



ABOUT ESPRIT

Esprit Investments Limited (Esprit) is one of Ireland's most active private investment and development companies and is responsible for developing some of Dublin's most innovative buildings. Esprit built Ireland's first office space with a substantial area over water, Waterways House, at the Grand Canal Basin in Dublin. Esprit is developing Trinity North - which will be Ireland's first multi-storey offices built over an existing rail line. This project is designed to LEED platinum certificate standard and to be a near zero energy building.

Founded in 1992 by Eric Kinsella, one of Ireland's most successful entrepreneurs, Esprit's diversified property portfolio includes Georgian and modern office developments, prestigious corporate HQs as well as industrial buildings / warehousing.

With over one million square feet of property under management or construction, Esprit have a proven track record in delivering high quality business environments for Irish and multinational clients

PROJECT WEBSITE/ DATAROOM

<https://www.xxxxx>

TENURE

The units will be available on occupational leases only.

VIEWINGS

Viewings are available by appointment through the joint agents Savills and Browne Corrigan.

VAT

All prices / rents are exclusive of VAT.

BER DETAILS

Target BER Rating A3

ESG

All buildings will be delivered to LEED Silver ensuring the highest sustainability credentials for new logistics space in Ireland.

RATES

Commercial Rates will be payable to Kildare County Council in the normal way.

SERVICE CHARGE

TBC

OTHER OUTGOINGS

Available upon request

JOINT AGENTS



SAVILLS

33 Molesworth Street
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PSRA License: 002233

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Design: www.mmcreative.ie