

INDUSTRIAL SITES FOR SALE



Magna Business Park Citywest Road, Dublin 24

Superb zoned & serviced industrial sites with excellent profile from 0.5ha to 3 ha for sale.

Bulidings can also be provided to occupiers requirements





SOLE AGENTS



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A Development by



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Citywest

Ireland's world-class business campus



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Available Land

Magna

location

Magna Business Park is strategically located on Citywest Road (N82) and just off the N7 Naas dual carriageway which is approximately 5 km from the M50 / N7 motorway intersection providing motorway access to all of the main arterial routes to and from Dublin.

The business park has instant access onto the N81 Tallaght / Blessington Road and is well provided for by public transport (77 route) which provides direct access to the city centre every 15 minutes at peak times. Dublin Bus provides public transport to the Park from the City Centre and this service is complemented by private bus services for particular demand. The park is located approximately 3.5 km from the LUAS line which runs from The Square, Tallaght to the IFSC in the City Centre. The planned Luas extension, which is scheduled for operation in 2010, is due to pass in close proximity to the site.

Magna Business Park adjoins Citywest Business Campus, Ireland's world class business campus. Citywest comprises approximately 150ha (370 acres) and is home to approx. 125 companies from nine different countries and is the location of the National Digital Park.

FIRST CLASS LOCATION

amenities

There is an excellent range of amenities within close proximity including entertainment, golfing and shopping. Browns Barn bar and restaurant located at Citywest bridge comprises a number of bars and both formal and informal dining areas. Caffè Fresca which caters for breakfast and lunchtimes overlooks the pool of Tara in the heart of Citywest campus. The site is adjacent to the newly opened Citywest Shopping Centre which is host to a number of quality shopping/restaurant facilities including Dunnes Stores, Costa Coffee, Eddie Rockets and many more.

Magna Business Park is served by Citywest Country House Hotel and Golf Course, which includes two 18-hole golf courses and extensive leisure facilities.





TION

LANDSCAPED ENVIRO

Available lands comprises a total of approx. 3 ha and are situated in Magna Business Park fronting Magna Drive and within close proximity of Citywest Shopping Centre and the Luas red line. The lands represent a rare opportunity for owner occupiers to acquire profile sites within minutes of the N7, N81 and M50 motorway. Magna Business Park comprises approximately 23.87 hectares of zoned and serviced industrial lands. The park is a scheme by Davy Hickey Properties, the developers of Citywest, who are bringing their excellent record of quality and success to Magna.

The business park was incepted in 1999 and the first occupiers who have chosen the park for their new headquarters include United Drug (approx. 21,000 sq.m), Associated Hardware (approx. 5,574 sq.m), Cassidy Wines (approx. 3,716 sq.m), J & E O'Brien (approx. 2,787 sq.m) and Groundforce (approx. 2,700 sq.m). Magna Business Park offers an excellent opportunity for occupiers to benefit from this new logistics and business park location adjacent to the high profile Citywest Business Campus, in a high quality landscaped environment.

Buildings are available for sale or lease to occupier's specifications. The developer may also consider offering serviced sites for sale.

Sites and buildings will be sold on long leases at nominal rents, or will be leased on institutionally acceptable occupational leases.

All main services are provided and connected to the development. The buildings have access to two telecom providers.

Active management will ensure that the highest standards are maintained. A 24 hour security service with CCTV monitoring is provided. The park will be landscaped to a high standard with extensive planting of semi-mature trees in common areas and on all sites.

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