



**M2 AIRLINK LANDS FOR SALE**  
26.04 HA (64.34 ACRES)

M2 CHERRYHOUND JUNCTION 2, THE WARD, CO. DUBLIN  
[WWW.M2AIRLINK.IE](http://WWW.M2AIRLINK.IE)





M50

M50 Junction 5

M2

**M2airlink**  
DUBLIN

M3 Link Road







WITHIN EASY REACH



Less than 1 minute to reach the M2 (650m) or 4 minutes to the M50



5km from the M50, or just a 4 minute drive



3km from Dublin International Airport boundary, or just a 10 minute drive to main terminals



13km from the entrance of Dublin Port Tunnel, or just a 10 minute drive



16km from Junction 9 (Naas Road) of the M50, or an 11 minute drive



16km from Dublin City Centre via Port Tunnel, or a 30 minute drive

CITY JOURNEY TIMES

Belfast	1 hr 30 mins
Newry	1 hr 10 mins
Athlone	1 hr 20 mins
Galway	2 hr 15 mins
Limerick	2 hr 10 mins
Cork	2 hr 45 mins





# AMENITIES

The scheme is on the fringe of main transport hubs such as the M50, M1, M2, M3 and Dublin Airport, in addition to benefitting from being in close proximity to a vast array of amenities including shopping, restaurants/cafes, overnight accommodation and fitness outlets, to include:

- Ireland's largest shopping centre at Blanchardstown
- Sport Ireland Campus
- M50
- Blanchardstown Crowne Plaza
- IKEA
- Dublin Airport



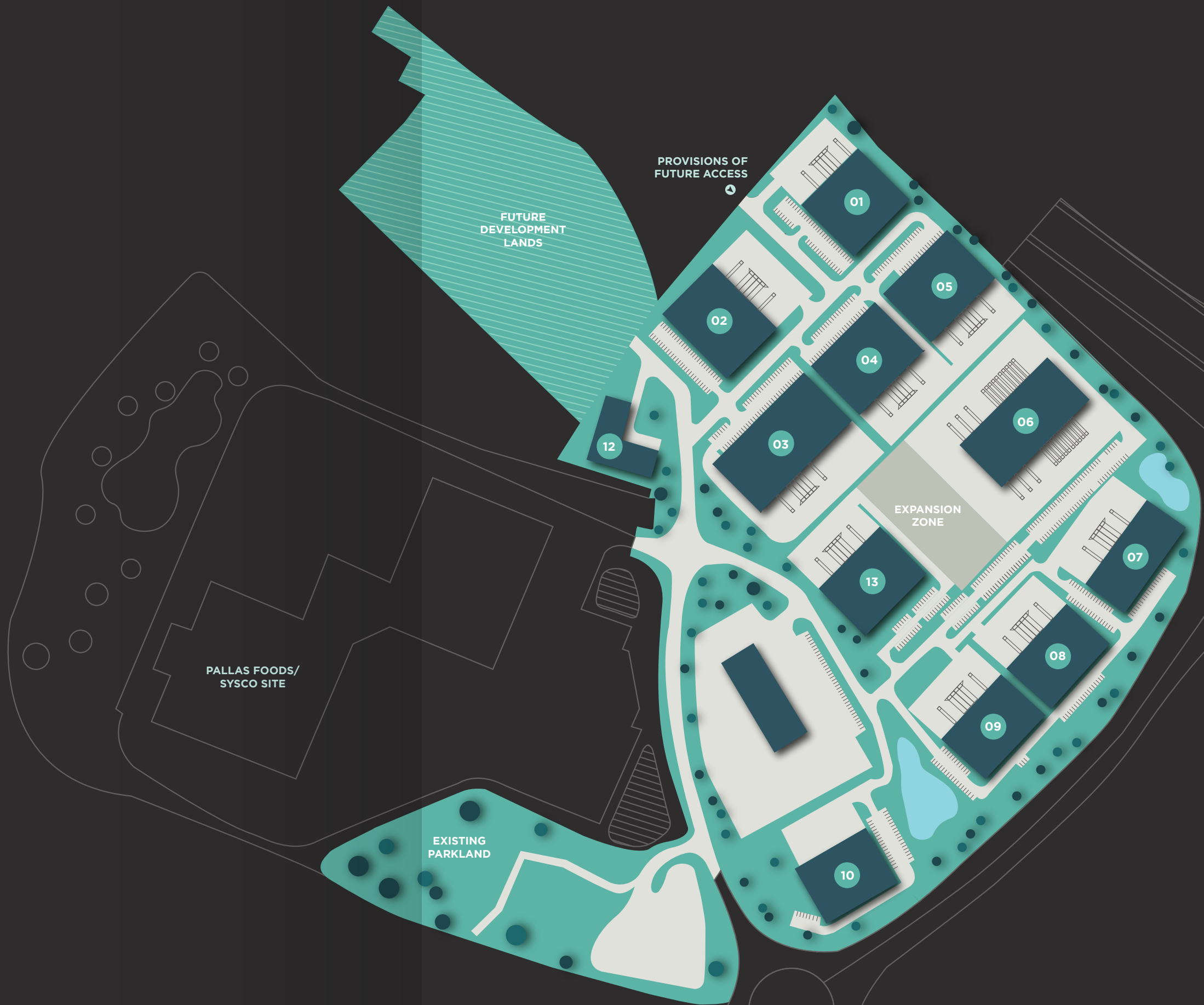


# DEVELOPMENT POTENTIAL

M2 Airlink consists of 55.30 acres of zoned Industrial land, with a further 9.04 acres offering future development potential upon rezoning.

M2 Airlink comprises one of the most accessible 'GE' zoned greenfield sites in Dublin, as it is adjacent to the M2 Cherryhound interchange and within close proximity to the M50, Dublin Airport and Dublin Port Tunnel. As a result, with the favourable lot size of the lands and excellent location, M2 Airlink lends itself to a wide variety of logistics uses, subject to planning permission.

The lands are predominantly zoned "GE - General Employment" under the Fingal Development Plan 2017 - 2023 which can be defined as "Provide opportunities for general enterprise and employment."



For illustration purposes only based on a feasibility study.





## BUSINESS PARK FEASIBILITY STUDY

The lands were previously being offered to occupiers via a design & build model, with a feasibility study carried out for a business park by James Smyth Architects. M2 Airlink has the benefit of two separate planning permission grants on part of the subject lands (Ref: FW19A/0193 & FW19A/0006). Full details of these planning grants along with the proposed business park can be found in our data room.

## FINGAL DEVELOPMENT PLAN 2023-2029

The current Fingal Development Plan is commencing the review 2023-2029 and is currently at Pre Draft stage in this process. This could represent an opportunity for the Green Belt lands to be rezoned. The subject lands are also located within the Cherryhound LAP (2017 - 2022).

We have  
listed the uses  
permitted in  
principle;

- Builders Provider/Yard
- Civic Waste Facility
- Enterprise Centre
- Food, Drink and Flower Preparation/Processing
- Fuel Depot/Fuel Storage
- High Technology Manufacturing
- Industry – General
- Industry – Light
- Logistics
- Office Ancillary to Permitted Use
- Open Space
- Petrol Station
- Research and Development
- Restaurant/Cafe Retail <150 sqm
- Road Transport Depot
- Sustainable Energy Installation
- Telecommunications Structures
- Training Centre
- Utility Installations
- Vehicle Sales Outlet - Small Vehicles

- Vehicle Sales Outlet - Large Vehicles
- Vehicle Servicing/Maintenance Garage
- Warehousing
- Waste Disposal and Recovery Facility (Excluding High Impact)
- Wholesale

The remaining 9.04 acres, located at the northern aspect of the site, are currently zoned “GB – Greenbelt”. There is a strong precedent for a rezoning of these lands to an industrial use.

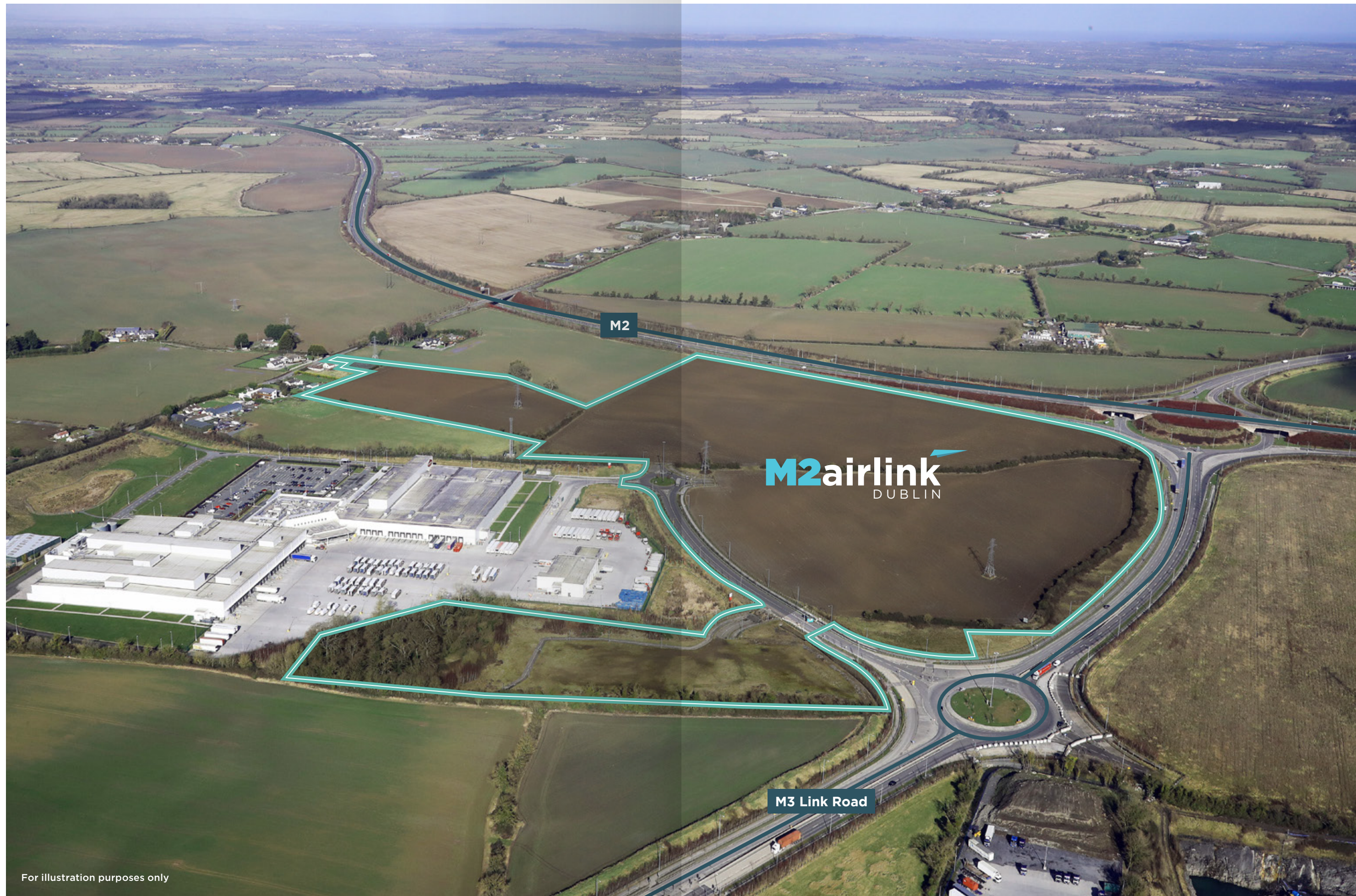


# SITE MAP



For illustration purposes only





For illustration purposes only



POTENTIAL FUTURE  
BUILDING SCHEDULE

Unit No.	Gross Floor Area (Sq M)	Gross Floor Area (Sq Ft)
1	4,040	43,486
2	4,600	49,514
3	4,000	43,056
3 Ext	2,000	21,528
4	4,055	43,648
5	4,055	43,648
6	15,000	161,459
6 Ext	5,000	53,820
7	3,500	37,674
8	3,700	39,826
9	3,700	39,826
10	3,703	39,859
11	3,000	32,292
12	3,110	33,476
	63,463	683,110

CONTACTS

JOINT SELLING  
AGENTS

For more information  
please contact:



**Brendan Smyth**  
Director - Head of Industrial & Logistics  
t +353 1 639 9383  
m +353 86 040 2228  
e brendan.smyth@cushwake.com

**Paul Nalty**  
Surveyor - Development Land  
t +353 1 639 9320  
m +353 83 375 1902  
e paul.nalty@cushwake.com

**Darren Burke**  
Senior Surveyor - Industrial & Logistics  
t +353 1 639 9203  
m +353 87 160 4277  
e darren.burke@cushwake.com



34 Pembroke Street Lower  
Dublin 2  
e info@reagrimes.ie  
w reagrimes.ie

**Paul Grimes**  
Managing Director  
t +353 1 554 2470  
m +353 87 225 8678  
e paul@reagrimes.ie

**Siobhan O’Sullivan**  
Director  
t +353 1 835 0392  
m +353 87 969 3132  
e siobhan@reagrimes.ie

DESIGN TEAM



**Planning Consultants**  
**O’Connor Whelan**  
222-224 Harolds Cross  
Road, Dublin 6W  
t +353 1 561 5000  
w oconnorwhelan.com



**Architects**  
**James Smyth Architects**  
10/12 Booterstown Ave,  
Blackrock, Co. Dublin  
t +353 1 283 5143  
w jsarch.ie



**Environmental Consultants**  
**Waterman Moylan**  
Block S East Point  
Business Park, Dublin 3  
t +353 1 664 8900  
w watermangroup.com



**Mechanical & Electrical  
Consultants**  
**Axiseng**  
47 Mount Street Upper,  
Dublin 2  
t +353 1 491 0044  
w axiseng.ie

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