

Dublin AirPort
Logistics Park 
St. Margaret's Road, Co. Dublin.

A development by
ROHAN 



**PEREGRINE
HOUSE**



BER A3

Indicative image

FOR SALE | TO LET

High-Bay Warehouse
with Offices

Approx. 4,675 sq m
(50,319 sq ft)

Site of Approx. 1.06
Hectares (2.6 Acres)

- ➡ High Profile Unit With Generous Dedicated Yard Area
- ➡ Access Controlled And Secure Business Park Environment
- ➡ Direct access to the M2
- ➡ Only Minutes From Airport, Port Tunnel, M50 And M1 Motorways
- ➡ Generous Dedicated Private Yard

Dublin AirPort Logistics Park

St. Margaret's Road, Co. Dublin.

PEREGRINE HOUSE

LOCATION

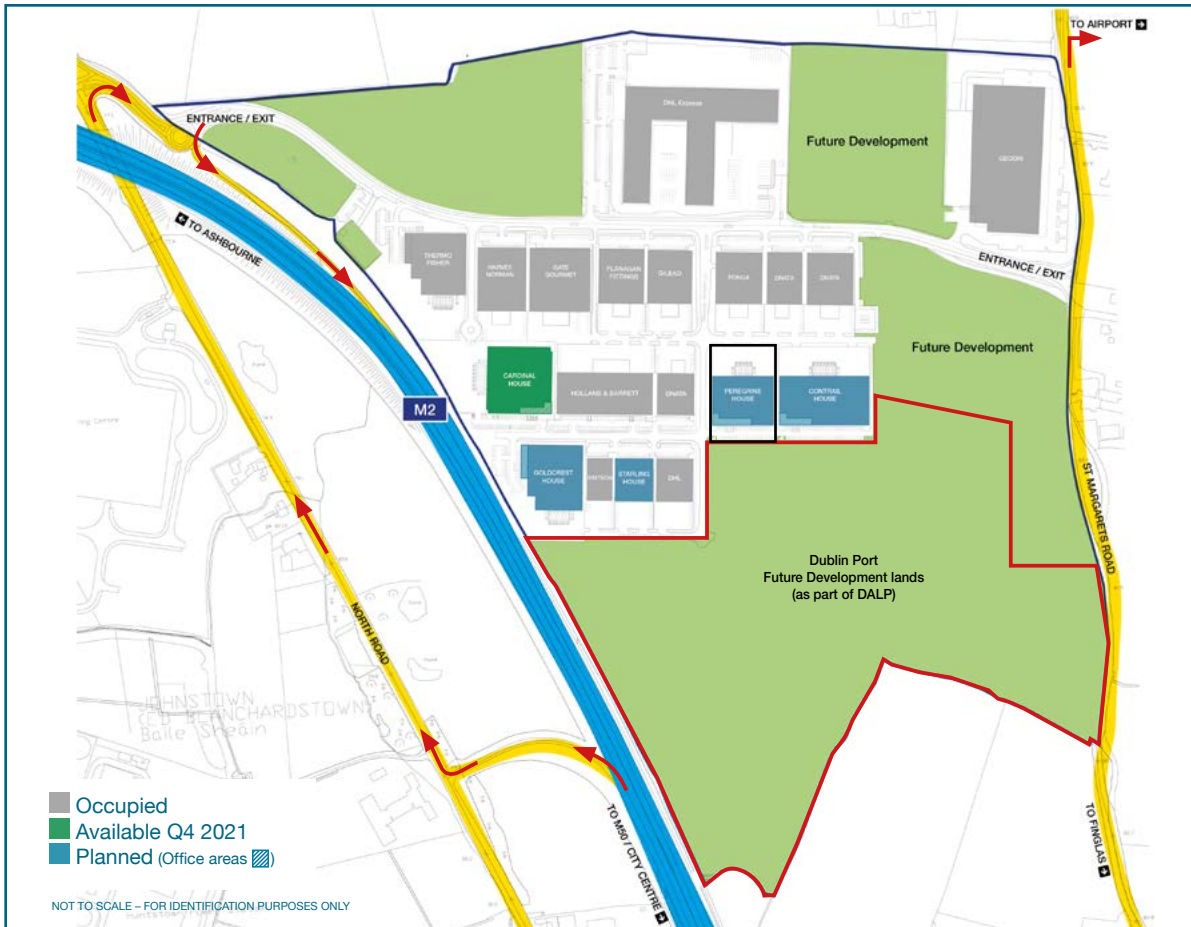
Dublin AirPort Logistics Park is Ireland's definitive logistics and distribution park and is strategically located just minutes from the M50/M2 junction, the Airport and the Port Tunnel.

The park has direct access to the M2 and offers a unique combination of accessibility and profile within an established business area.

DUBLIN AIRPORT LOGISTICS PARK

- ➔ is 250 metres from Dublin Airport perimeter
- ➔ has dedicated access directly onto the M2
- ➔ has a second access point to Dublin Airport via St. Margaret's Road
- ➔ is 2 minutes from the M50 (via the M2)
- ➔ has unrivaled profile onto the M2
- ➔ is 10 minutes from the Port Tunnel entrance.





SPECIFICATIONS/FEATURES

GENERAL

- ⌚ LEED Silver targeted and LEED Gold for tenant fit out facilitated.
- ⌚ 12 metre internal height.
- ⌚ Steel portal frame construction.
- ⌚ Extensive secure service yard and car parking.
- ⌚ 5 dock levellers with tailgate loading.
- ⌚ 2 roller shutter doors.
- ⌚ Min. 60 kn./m2. (1,250 lbs./sq.ft.) floor loading.
- ⌚ 2.4 metre high wall to inside of external cladding wall.
- ⌚ LED lighting.
- ⌚ Electrical distribution centre designed for three phase electrical supply and CT metering.
- ⌚ High quality actively managed estate.

OFFICES

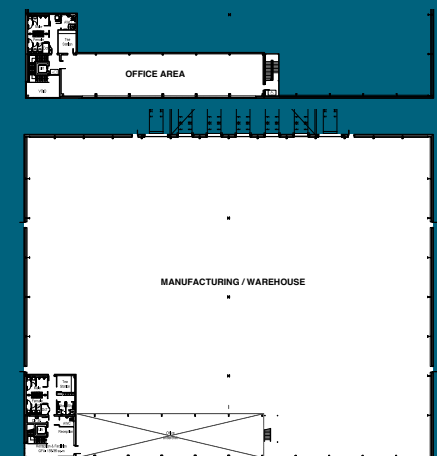
- ⌚ Feature reception area.
- ⌚ Open plan design suitable for compartmentation.
- ⌚ VRF air conditioning.
- ⌚ Suspended acoustic tiled ceilings with recessed LED lighting.
- ⌚ Painted and plastered walls.
- ⌚ Fully fitted toilets and tea station facilities.
- ⌚ Perimeter skirting trunking.
- ⌚ Fully bonded heavy contact carpet.

ACCOMMODATION

APPROXIMATE GROSS EXTERNAL FLOOR AREAS

Peregrine House	Sq M	Sq Ft
Warehouse	4,180	44,995
Offices	495	5,324
Total	4,675	50,319

Site area of approx. 1.06 Hectares (2.6 Acres)



Dublin AirPort Logistics Park

St. Margaret's Road, Co. Dublin.

PEREGRINE HOUSE



JOIN LEADING OCCUPIERS INCLUDING:



Harvey Norman

HOLLAND & BARRETT



Gategourmet



Flanagan Fittings



onata

www.rohanholdings.ie

TERMS

Available upon request.

TARGETED BER



RATES

Commercial Rates payable to Fingal County Council.

OTHER

OUTGOINGS
Available upon request.

CONTACT



33 Molesworth Street,
Dublin 2,
Ireland.
www.savills.ie

+353 (0)1 618 1300
info@savills.ie

Contact:
PETER LEVINS
peter.levins@savills.ie



4th Floor, Block 2,
Harcourt Centre, Harcourt Street,
Dublin 2, Ireland.
www.rohanholdings.ie

+353 (0)1 662 4455
info@rohanholdings.ie

Contact:
JOHN CASEY
jcasey@rohanholdings.ie

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