

# Industrial & Logistics

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## To Let

Unit 5 Dublin Airport Logistics Park,  
St. Margarets, Co. Dublin



- Superb detached high bay warehousing unit of approx. 6,073 sq. m. (65,364 sq. ft.) including approx. 804 sq. m. (8,654 sq. ft.) of high-quality office accommodation.
- Situated in an access controlled and secure business park environment with direct access to the M2.
- Located minutes from Dublin Airport, Dublin Port Tunnel and Junction 5 on the M50.
- 12m internal height, 6 dock levellers and 4 roller shutter doors.

BER B1

Savills Ireland  
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## Location

- Dublin Airport Logistics Park is located approx. 10 km from Dublin City Centre and has immediate access to the M2 which provides rapid motorway access to all the main arterial routes leading to Dublin, to Dublin Airport and the Dublin Port Tunnel. The park has the benefit of a second access route onto St Margaret's Road which provides easy access to Dublin Airport.
- Occupiers in the locality include DHL, Harvey Norman, Gilead Sciences and Simtech Aviation amongst others.

## Description

### General

- Steel portal frame construction
- Insulated metal deck roof incorporating translucent panels Clear internal height approx. 12 metres
- Concrete block walls to a height of 2.5 metres with insulated cladding over
- Sealed concrete floor
- 6 dock levellers with tail gate loading and 4 ground level roller shutter doors
- LED lighting
- Extensive secure service yard

### Offices

- Suspended ceilings with recessed LED lighting
- VRF air conditioning & gas fired radiators
- Painted and plastered walls
- Carpeted and lino covered floors
- Toilets Canteen
- Perimeter trunking
- Mixture of open plan offices/ partitioned offices

### Approx. Gross External Floor Areas

Accommodation	Sq. m.
Offices	804
Warehouse	5,268
Total	6,073
Timber Mezzanine	864

The property has the benefit of a large, enclosed yard to the rear and 73 parking spaces to the front.

Intending tenants must satisfy themselves as to the accuracy of the measurements provided above.

## Rates

The rateable valuation is €534,000.  
The rates payable for 2022 are €95,906.

## Service Charge

The service charge budget for the property is €15,369.62 plus VAT for the year ending 2022.

## Services

We understand that all mains services including 3 phase power are provided and connected to the property.

## Inspections

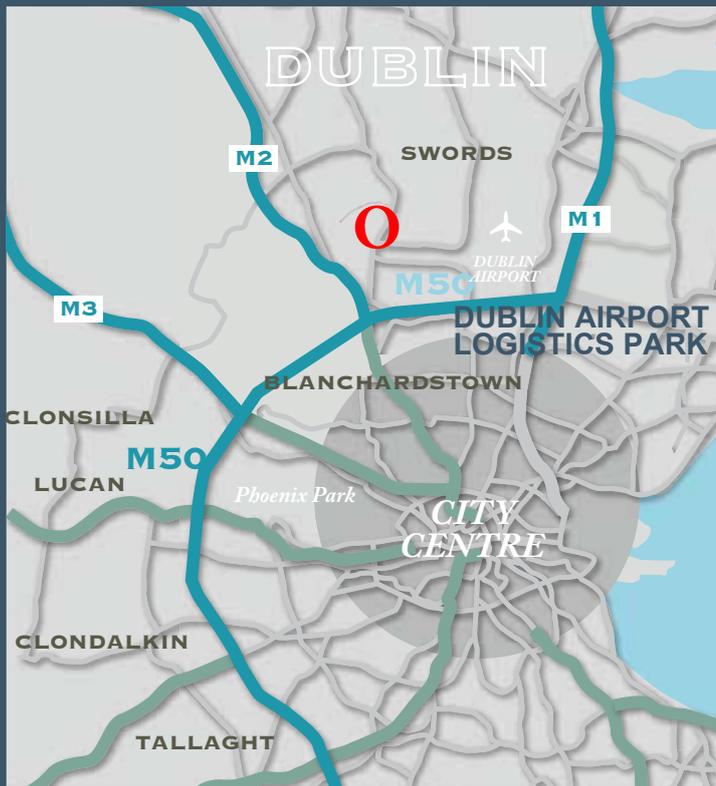
All inspections are strictly by appointment through Savills.

## Rent

On application

## BER Rating

BER Code: B1  
BER Number:800639445  
Energy Performance Indicator: 135.22 kWh/m2/yr 0.66



## Contact Details

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