



To Let

Building 3 Orion Business Campus, Ballycoolin, Dublin 15

- From 8,237 M² to 14,300 M²
- Substantial production/logistics facility
- Modern detached quality production warehouse and logistics facility with excellent loading facilities
- Situated within a short distance of Dublin Airport and the M50
- Adjoining building site allowing for future expansion of approximately 12,000 m² additional accommodation (subject to planning)
- Capable of sub-division or expansion as required



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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

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SERVICES

Capital Markets | Advisory | Office Agency | Retail Agency | Industrial Agency | Project Management | Property Management | Occupier Services | Research & Consultancy

LOCATION

- Building 3 forms part of Orion Business Campus which is located north of Blanchardstown Dublin 15 approx 9.6km north west of Dublin City Centre and 1.6km north of the Blanchardstown town centre
- The campus has an excellent position close to the M50 and to the N3 via Blanchardstown Road north
- Excellent access to Dublin Airport via the Cappagh Road which is shortly to be upgraded, further improving general accessibility
- High profile neighbouring occupiers include Symantec, AGB, Masterlink, Texco and Exel/DHL

DESCRIPTION

- Detached high quality production warehouse and logistics facility of steel frame construction supporting a double skin insulated metal deck roof and cladding
- Power floated concealed concrete slab floor
- 6 dock levellers and one ramped door to the eastern elevation and further 13 dock levellers and one standard ramped loading door on the southern elevation serviced by excellent enclosed surface yards and marshalling areas
- The building is capable of sub-division into smaller lot sizes
- Clear internal warehouse height of 5.5 metres

ACCOMMODATION

The approximate gross external floor areas are as follows:

FLOOR	SQ.M
Warehouse	8,237
Total	8,237

All intending tenants are specifically advised to verify the floor areas and undertake their own due diligence

SERVICES

The existing building is well serviced by both mechanical and electrical installations including air handling units, sprinkler system, natural gas supply and three phase power

LEASE TERMS

The premises are available To Let with a new long term full repairing and insuring lease. A shorter flexible lease may be considered

RENT

On application

VIEWING

Strictly by prior appointment

DISCLAIMER

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