

To Let

Horizon Logistics Park, Dublin Airport, Swords, Co Dublin



- **Four new logistics facilities ranging from approximately 20,000, 30,000 and 40,000 sq ft**
- Practical completion Q1/Q2 2018
- Prime distribution location with unrivalled proximity to the M50 Motorway and Dublin Airport
- Modern specification which can be finished to an occupier's unique requirements including floor loading capacity
- Warehouse clear internal heights of approximately 12 metres
- Secure loading yards with a depth of approximately 35 metres, providing ample circulation space



Similar Unit / Indicative Purposes Only

Location

- Horizon Logistics Park is a prime distribution complex located approximately 12.5 kilometres north of Dublin City Centre
- The Park is accessed via the M50 Motorway (Junction 4) and borders Dublin Airport, with the terminals situated approximately 10 minutes (drive time) to the North East
- Due to the proximity to the M50 Motorway, Horizon Logistics Park has direct links to the M1 Motorway (approx. 5.5 km to the East) and the Dublin Port Tunnel (approx. 7 km to the South East) as well as all other arterial routes
- Current occupiers include Kuehne & Nagel, Ceva, DHL, Expeditors, Kintetsu World Express, DFS, Fynes Logistics and Dublin Bus

Description

- Prime detached distribution facilities
- Secure managed business park environment with access to the M50 and proximity to Dublin Airport
- Steel portal frame construction
- Concrete block internal walls to a height of 2.4 metres, with insulated metal cladding to full height
- Metal deck roof with perspex roof lights
- Clear internal warehouse height of approx 12 metres
- Minimum 60 Kg newton per sq metre (1,000 lbs/sq ft) uniform floor loading capacity
- Loading facilities are by way of dock levellers and grade level roller shutter doors. The size will dictate the loading arrangement
- Secure self-contained yard space with depths of approximately 35 metres
- Office specification includes gas fired heating, suspended ceilings incorporating acoustic tiles with recessed fluorescent lights, plastered and painted walls, perimeter trunking and fully fitted toilet and tea station facilities
- Car parking ranges from 19 to 39 spaces, depending on the size of the unit



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Accommodation

Units will be subject to a full Gross External Area (GEA) measurement once complete. The following are indicative only:

UNIT D4	SQ FT
Warehouse	39,182
2 Storey Offices	5,565
Total	44,747

UNIT D5	SQ FT
Warehouse	29,591
2 Storey Offices	4,618
Total	34,209

UNIT D6	SQ FT
Warehouse	19,892
2 Storey Offices	4,305
Total	24,198

UNIT D7	SQ FT
Warehouse	29,591
2 Storey Offices	4,618
Total	34,209

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

Services

- All mains services are available including 3 phase power
- Access to T50 fibre cable network is available

Terms

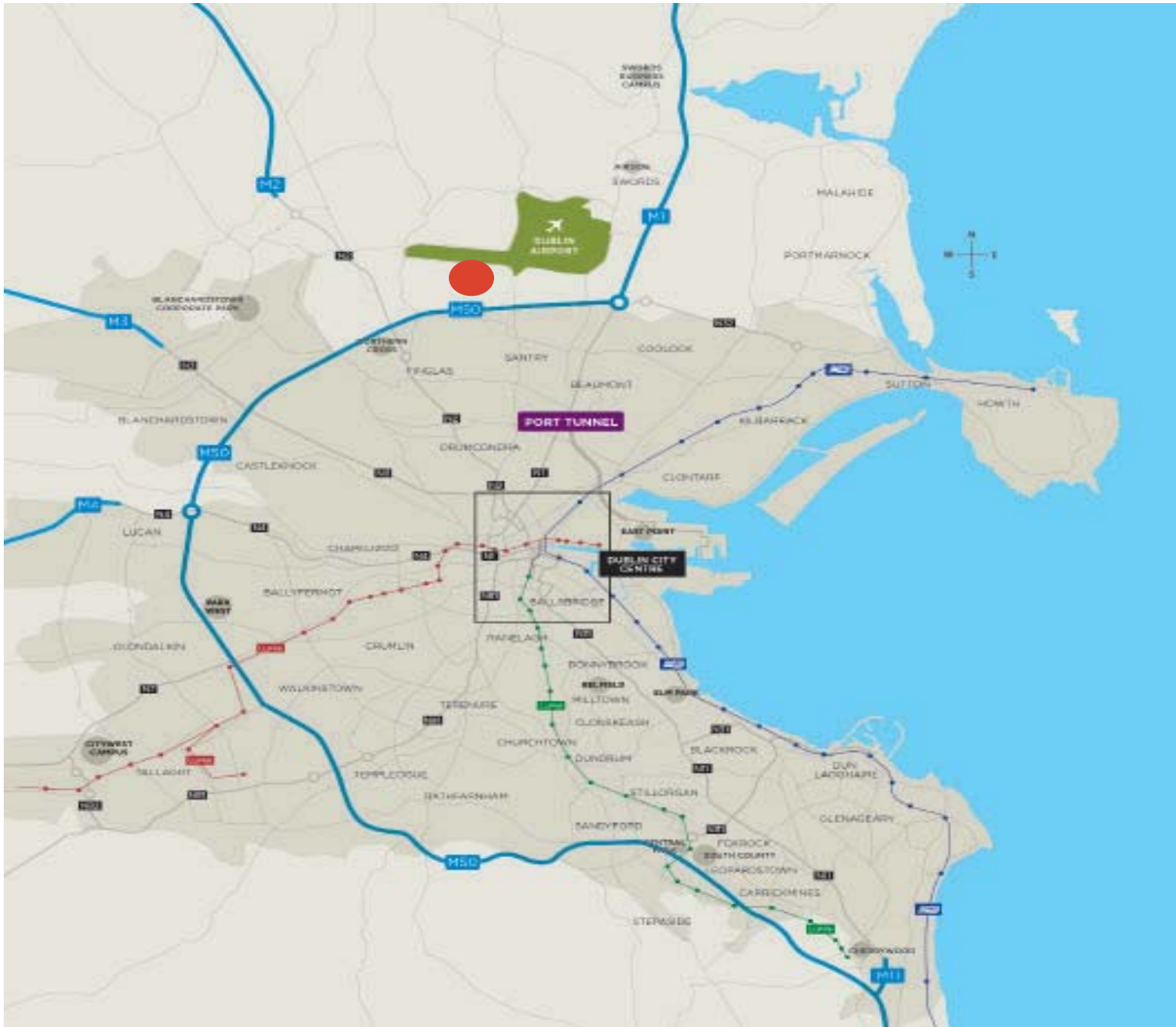
- To let under new long term full repairing and insuring lease terms
- Design and Build options available

Rent

- On application

Viewing

- Strictly by appointment with the Sole Agent



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