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M50 LOGISTICS HUB

TO LET

**HIGH PROFILE
LOGISTICS FACILITY**

Extending to approx.
9,138.3 sq. m.
(98,364 sq. ft.)

BUILDING 1
M50 LOGISTICS HUB

OAK ROAD • WESTERN BUSINESS PARK
DUBLIN 12 • D12 XC80

EXTENSIVELY REFURBISHED LOGISTICS AND OFFICE FACILITY

- BUILDING 1 M50 LOGISTICS HUB -



OVERVIEW



Superb logistics facility of approx. 9,138.3 sq. m. (98,364 sq. ft.) with high profile frontage onto the M50



Clear internal height of approx. 15 metres and loading access via 18 dock levellers and 4 grade level doors including cross docking area



Excellent access to J9 on the M50 which provides motorway access to all major routes from Dublin and to Dublin Airport and the Dublin Port Tunnel



1 LOCATION

Building 1 M50 Logistics Hub is located in one of Dublin's most high profile and well-established logistics locations.

The property is situated on Oak Road in Western Business Park. Western Business Park is strategically located adjacent to Junction 9 on the M50 and less than 8km southwest of Dublin city centre.

Junction 9 provides access to the N7/M7 motorway linking Dublin with the southwest region including the cities of Cork, Limerick and Waterford. The M50 motorway is Dublin's primary circumnavigation route and provides access to all the main arterial road networks as well as Dublin Airport and Dublin Port. Occupiers in the local area with large scale distribution facilities include An Post, Diageo Baileys, DPD, Toyota Ireland and Valeo Foods.

The location of the property **INSIDE** the M50 provides easy access to Dublin city centre and urban areas and is ideally suited to last mile delivery operations.





DRIVE TIMES



Park West	2 mins
Cherry Orchard Train Station	2 mins
Luas (Red Cow Stop)	5 mins
N7/M7	5 mins
N4/M4	8 mins
M1	18 mins
M11	20 mins
Dublin Airport	21 mins
Dublin Port	27 mins
Dublin City Centre	30 mins

STRATEGICALLY LOCATED ADJACENT TO JUNCTION 9 ON THE M50



Brink's Cash Services

Woodies

John Sisk & Son

Red Cow Moran Hotel

J9

DPD

Dublin Mail Centre

An Post Dublin

N7/M7

DHL

M50

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- BUILDING 1 M50 LOGISTICS HUB -

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DESCRIPTION



Building 1 M50 Logistics Hub is an extensively refurbished logistics and office facility strategically located in Dublin's prime logistics hub.



Building 1 is of steel frame construction with insulated metal cladding and an insulated double-skin metal deck roof.



The warehouse facility has a sealed concrete floor and has the benefit of a cross-docking area which opens onto a large yard and circulation area.



The warehouse has a clear internal height of 15m with 6m headroom provided to the cross docking area.



The building also has the benefit of a 3 story office block to the front.



1 SPECIFICATION

WAREHOUSE

- 15 metre clear internal height with 6 metre clear internal height to the cross dock area
- 3 storey office block
- 18 dock levellers plus 4 grade level roller shutter doors
- Yard depth of up to 54 metres
- High bay LED lighting
- Air handling system for heating and cooling
- Racking system available if required – warehouse can accommodate up to 13,500 pallet spaces
- New outdoor amenity area, including outdoor shelter, seating and bicycle stand
- 36 trailer parking spaces available

OFFICES

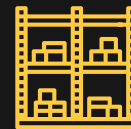
- Fully refurbished offices with a specification that includes upgraded M&E, new ceilings, floor and wall finishes
- Finished in open plan format, painted, plastered, carpeted and ready for occupier fitout
- Suspended ceilings with LED lighting and PIR motion sensors
- Staff canteen areas provided
- Hot water and heating system heated via an air-to-water heat pump system, a cost-effective and energy efficient heating solution
- Energy efficient ventilation system with a heat recovery mechanism
- Approx. 65 car parking spaces available



**18 DOCK
LEVELLERS**



**3 STOREY
OFFICE BLOCK**



**15M CLEAR
INTERNAL HEIGHT**

The image shows the interior of a large industrial warehouse. The ceiling is high, with a complex network of steel trusses and corrugated metal panels. Several bright, rectangular fluorescent lights are suspended from the ceiling. The floor is a smooth, light-colored concrete with yellow and black safety markings. In the center, a yellow forklift is carrying a pallet of goods. To the left, there are stacks of cardboard boxes on pallets, some labeled '3M'. In the background, there are blue metal shelving units. On the right side, there are several large white loading dock doors. One door is open, revealing a dark interior area. Above the doors, there are signs that say 'HEALTHCARE GOODS OUT'. A sign above one of the doors reads 'BAY 3'. The overall atmosphere is industrial and well-lit.

**15 METRE CLEAR INTERNAL HEIGHT WITH
6 METRES TO THE CROSS DOCK AREA**

- BUILDING 1 M50 LOGISTICS HUB -

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FLOOR PLAN

GROUND FLOOR



SCHEDULE OF ACCOMMODATION

Approx. gross external floor areas

Approx.	Sq. M.	Sq. Ft.
Warehouse	7,435.7	80,037
Office	1,702.6	18,327
Total	9,138.3	98,364
Loading Bay	130.5	1,469

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



- BUILDING 1 M50 LOGISTICS HUB -

BER

Targeted



Rates

On Application

Rent

On Application

Service Charge

On Application

For further information or to arrange a viewing please contact:



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