



Primeside Park

**Northwest Business Park
Ballycoolin **Dublin 15****

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Primeside Park



Primeside Park is a recently developed multi-let light industrial estate, which comprises 25 modern units with a total floor area of approximately 71,300 sq ft



N2 Exit 2
4 km



M3 Exit 2
5 km



Dublin Airport
10 km



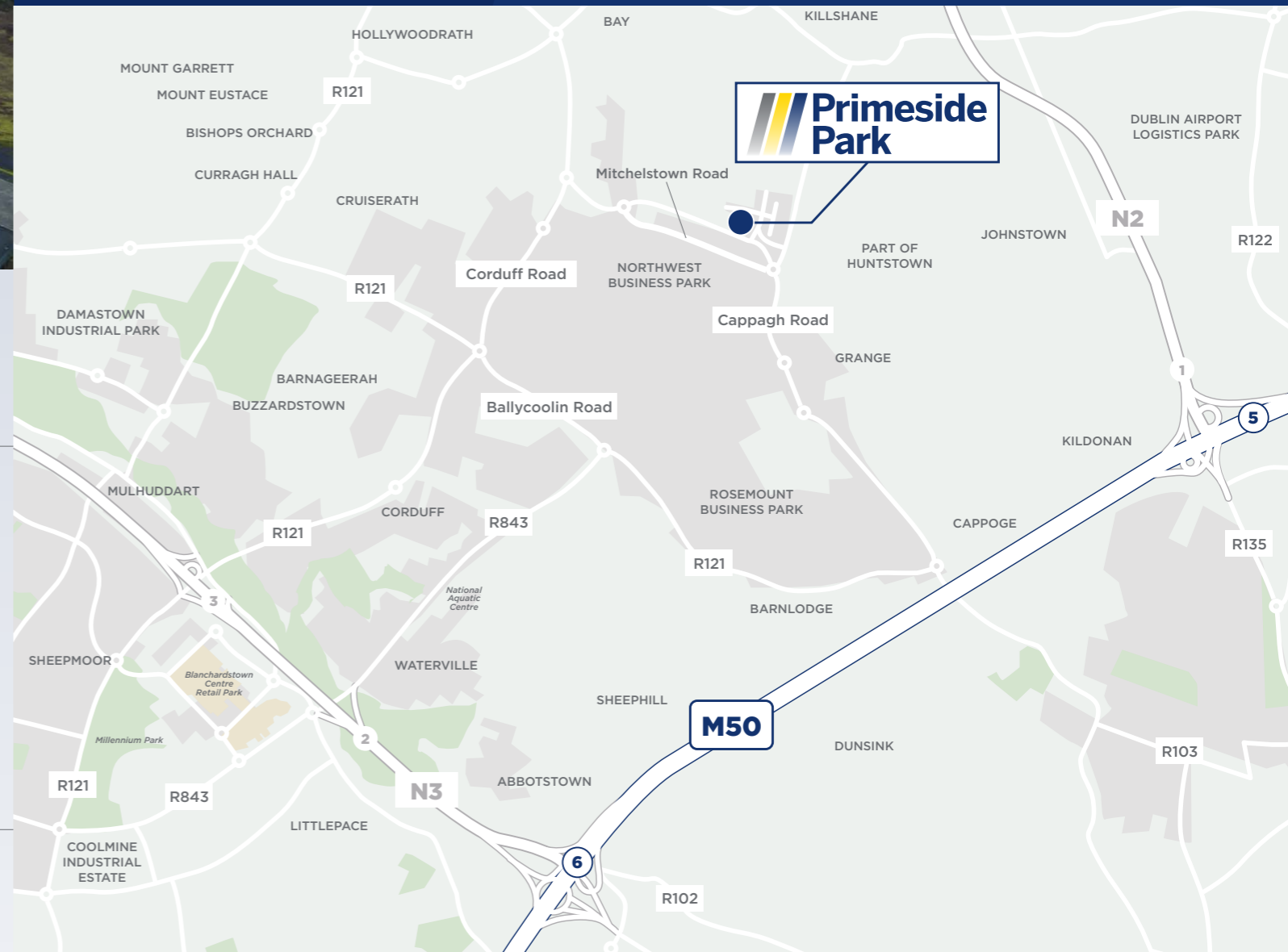
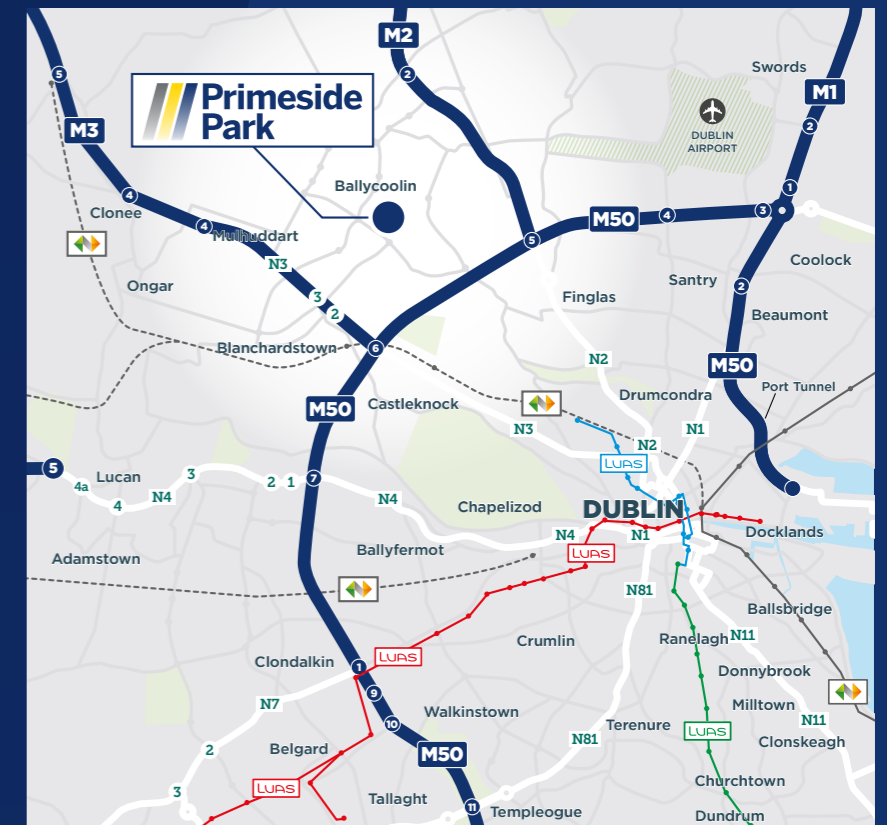
Dublin Port Tunnel
12 km

Location

Primeside Park is a modern light industrial/enterprise development situated approx. 10.0 kms north west of Dublin city centre, approx. 10.0 kms west of Dublin Airport and approx. 4.0 kms from the N2 Motorway at Exit 2.

The Park is accessed via Kilshane Way, an important link road within the wider Ballycoolin/ Blanchardstown commercial district, dominated by the well known Northwest Business Park. Kilshane Way subsequently interconnects with the N2/M3 Link Road.

The Link Road is an important route connecting the Park with the M50 Motorway which subsequently provides strategic access to the national motorway network, Dublin Airport and the Dublin Port Tunnel.



The park, which is situated on a self-contained 1.3 ha (3.15 acres) site, is one of the last speculatively constructed smaller industrial schemes in the Republic of Ireland.

It is strategically positioned in the heart of the north Dublin industrial district, adjoining Northwest Business Park, and is within close proximity to Dublin Airport, Dublin Port Tunnel and the M2 and M3 motorways.



Schedule of Accommodation

Unit No.	Warehouse (sq m)	Warehouse (sq ft)	Office (sq m)	Offices (sq ft)	Total (sq m)	Total (sq ft)
Unit 1	145	1,561	76	818	221	2,379
Unit 2	145	1,561	76	818	221	2,379
Unit 3	145	1,561	76	818	221	2,379
Unit 4	145	1,561	76	818	221	2,379
Unit 5	145	1,561	76	818	221	2,379
Unit 6	145	1,561	76	818	221	2,379
Unit 7	205	2,207	118	1,270	323	3,477
Unit 8	205	2,207	118	1,270	323	3,477
Unit 9	205	2,207	118	1,270	323	3,477
Unit 10	205	2,207	118	1,270	323	3,477
Unit 11	117	1,259	76	818	193	2,077
Unit 12	125	1,345	72	775	196	2,110
Unit 13	136	1,464	72	775	207	2,228

Unit No.	Warehouse (sq m)	Warehouse (sq ft)	Office (sq m)	Offices (sq ft)	Total (sq m)	Total (sq ft)
Unit 14	215	2,314	118	1,270	332	3,574
Unit 15	239	2,573	118	1,270	356	3,832
Unit 16	252	2,712	118	1,270	369	3,972
Unit 17	264	2,842	118	1,270	381	4,101
Unit 18	276	2,971	118	1,270	393	4,230
Unit 19	284	3,057	118	1,270	402	4,327
Unit 20	284	3,057	118	1,270	402	4,327
Unit 21	84	904	72	775	156	1,679
Unit 22	84	904	72	775	156	1,679
Unit 23	84	904	72	775	156	1,679
Unit 24	84	904	72	775	156	1,679
Unit 25	84	904	72	775	156	1,679



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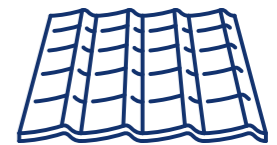
Specifications



End of terrace and mid terraced light industrial / enterprise units ranging in size from 156 sq m - 402 sq m (1,679 sq ft - 4,327 sq ft)



Steel frame construction with pre-cast concrete infill walls to 2.4 metres and finished externally with an insulated composite panel façade



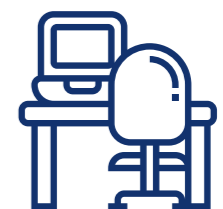
Covered with a double skin insulated metal deck roof incorporating perspex roof panels providing excellent natural light



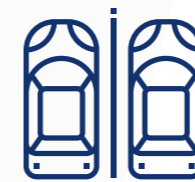
Clear internal eaves height of approx. 6.5 metres



Loading access is via one standard grade electronic roller shutter door to the front elevations



Reception / hallway and two storey office accommodation situated to the front elevation of each unit



Designated car parking spaces situated to the front elevations



Modern specification incorporating suspended ceilings with recessed lighting, plastered and painted walls, perimeter trunking, gas fired central heating and carpet floor coverings throughout



Modern managed and secure business park environment

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Primeside Park



BER Details

BER No.

Available on request.

BER B3 D1

Energy Performance Indicator

Available on request.

Lease

Flexible lease terms available.

Rent

On application.

Contacts



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