





# GOLDCREST HOUSE





St. Margaret's Road, Co. Dublin.

# **GOLDCREST HOUSE**

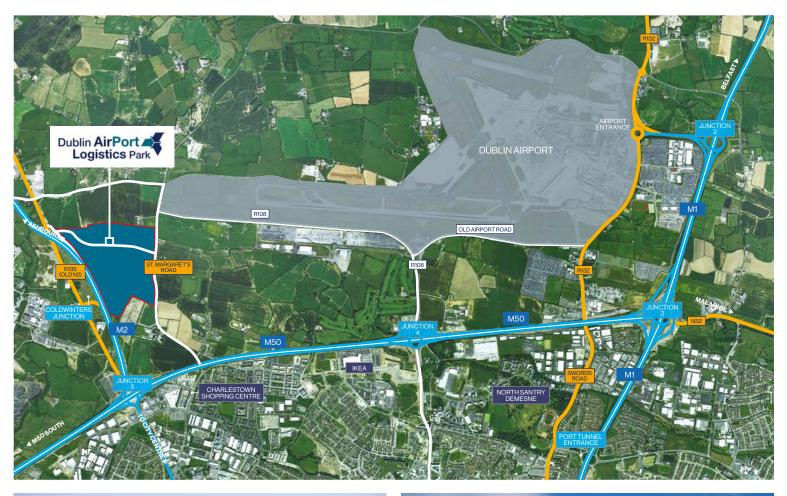
# LOCATION

Dublin AirPort Logistics Park is Ireland's definitive logistics and distribution park and is strategically located just minutes from the M50/M2 junction, the Airport and the Port Tunnel.

The park has direct access to the M2 and offers a unique combination of accessibility and profile within an established business area.

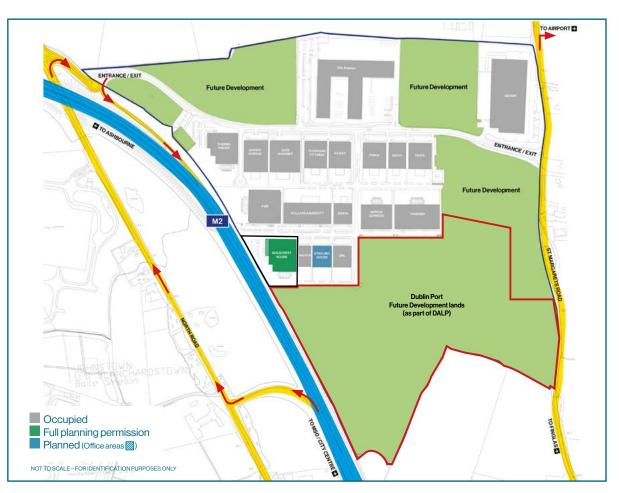
## DUBLIN AIRPORT LOGISTICS PARK

- ⇒ is 250 metres from Dublin Airport perimeter
- has dedicated access directly onto the M2
- has a second access point to Dublin Airport via St. Margaret's Road
- ⇒ is 2 minutes from the M50 (via the M2)
- → has unrivaled profile onto the M2
- is 10 minutes from the Port Tunnel entrance.











### SPECIFICATIONS/FEATURES

#### GENERAL

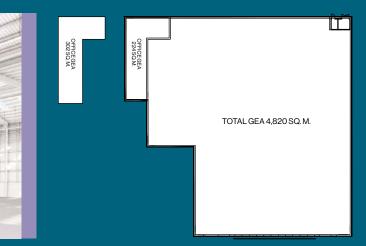
- ⇒ LEED Gold targeted and LEED Gold for tenant fit out facilitated.
- → 12 metre internal height.
- $\bigcirc$  Steel portal frame construction.
- $\bigcirc$  Extensive secure service yard and car parking.
- $\bigcirc$  6 dock levellers with tailgate loading.
- $\bigcirc$  2 roller shutter doors.
- → Min. 60 kn./m2. (1,250 lbs./sq.ft.) floor loading.
- ∂ 2.4 metre high wall to inside of external cladding wall.
- $\bigcirc$  EV charging points.
- $\bigcirc$  LED lighting.
- ⊖ Electrical distribution centre designed for three phase electrical supply and CT metering.
- $\bigcirc$  High quality actively managed estate.

### ACCOMMODATION

#### APPROXIMATE GROSS EXTERNAL FLOOR AREAS

Goldcrest House	Sq M	Sq Ft
Warehouse	4,820	51,882
Offices	526	5,661
Total	5,346	57,543

#### Site area of approx. 1.21 Hectares (3 acres)



OFFICES

 $\bigcirc$  Feature reception area.

 $\bigcirc$  VRF air conditioning.

LED lighting.

carpet.

→ Suspended acoustic tiled ceilings with recessed

 $\bigcirc$  Painted and plastered walls.

 $\bigcirc$  Fully fitted toilets, showers

and tea station facilities.

 $\bigcirc$  Perimeter skirting trunking.

 $\bigcirc$  Fully bonded heavy contact

Open plan design suitable

for compartmentation.



St. Margaret's Road, Co. Dublin.



#### JOIN LEADING OCCUPIERS INCLUDING:



**TERMS** Available upon request.



Commercial Rates payable to Fingal County Council. OTHER OUTGOINGS Available upon request.

# CONTACT

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This project is registered with the certification goal of LEED Gold<sup>®</sup>. LEED (Leadership in Energy and Environmental Design) is a voluntary rating system to certify sustainable buildings and neighbourhoods.





Rohan Holdings is a proud member of the Irish Green Building Council. The IGBC is a non-profit organisation, launched in 2011 with member organisations and businesses from the entire value chain of the built environment. All are united in one common goal to accelerate the transformation of the built environment, related industry and supply chain to one that is sustainable through leadership, research, education and providing policy input to local and national government.

For more information, visit www.igbc.ie

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RATES