



**SOUTH WEST
BUSINESS PARK**
Cheeverstown, Citywest, Dublin 24

A development by
ROHAN 



UNIT 4



BER A3

Indicative image

FOR SALE | TO LET

High-Bay Warehouse
with feature HQ Offices

Approx. 15,103 sq m
(162,567 sq ft)

Site of Approx. 3.5
Hectares (8.61 acres)

- ➔ High Profile Unit With feature HQ style offices
- ➔ Access Controlled And Secure Business Park Environment
- ➔ Established Business Location Immediately Adjoining the LUAS Cheeverstown Stop
- ➔ Only Minutes From M7 and M50
- ➔ Generous yard depth of approx. 50m average with parking for over 30 articulated trucks



SOUTH WEST BUSINESS PARK

Cheeverstown, Citywest, Dublin 24

UNIT 4

LOCATION

RAPID access to the M7 and the M50 Motorways.

EXCELLENT access for staff via public transport infrastructure such as the LUAS, Dublin Bus and proximity to arterial routes to and from Dublin city.

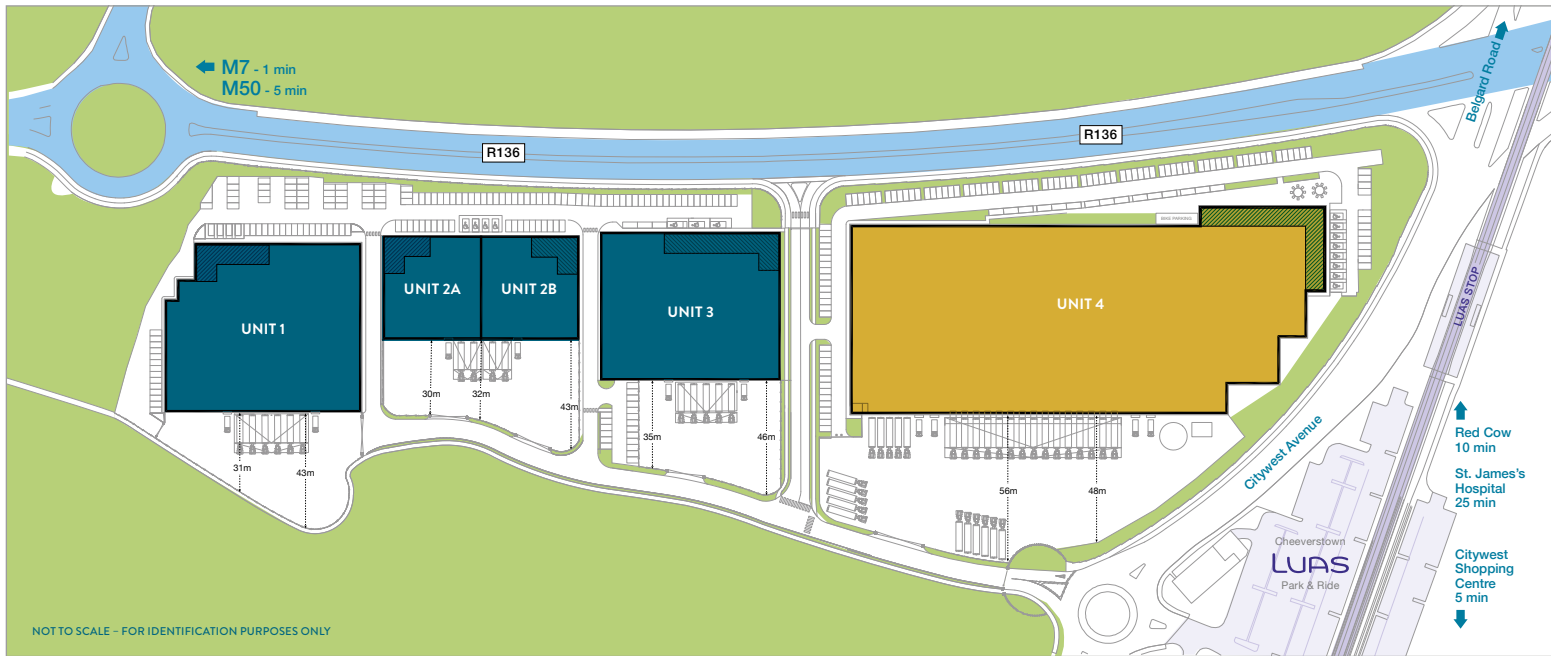
IMMEDIATE access to the nearby workforce and generous local amenities, such as shopping centres, hotels, leisure facilities, hospitals, post office, etc.

ESTABLISHED business location for quality warehouse/office operations adjacent to Citywest Business Campus and Magna Business Park.

SOUTH WEST BUSINESS PARK

- Dublin's only new build logistics park with adjoining Luas Stop.
- Best in class warehouse units with air conditioned offices and LEED Silver sustainability credentials.
- Each unit offers dedicated car parking and secure yards.



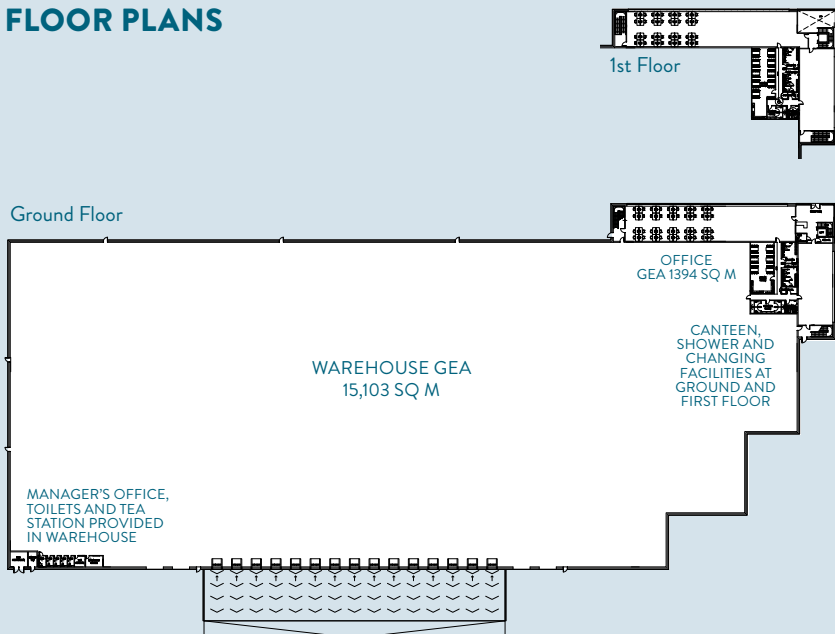


SPECIFICATIONS/FEATURES

GENERAL

- ⌚ LEED Silver targeted and LEED Gold for tenant fit out facilitated.
- ⌚ 14 metre clear internal height.
- ⌚ Steel portal frame construction.
- ⌚ Extensive secure service yard with parking for over 30 articulated trucks.
- ⌚ 15 dock levellers with tailgate loading.
- ⌚ 4 roller shutter doors.
- ⌚ Min. 60 kn./m². (1,250 lbs./sq.ft.) floor loading.
- ⌚ 2.4 metre high wall to inside of external ladding wall.
- ⌚ LED lighting.
- ⌚ Electric vehicle (EV) charging.
- ⌚ Electrical distribution centre designed for three phase electrical supply and CT metering.
- ⌚ High quality actively managed estate.

FLOOR PLANS



ACCOMMODATION

APPROXIMATE GROSS EXTERNAL FLOOR AREAS

Unit 4	Sq M	Sq Ft
Warehouse	13,565	146,012
Offices	1,538	16,555
Total	15,103	162,567

Site area of approx. 3.5 Hectares (8.61 acres)

OFFICES / AMENITIES

- ⌚ Feature HQ style offices.
- ⌚ Open plan design suitable for compartmentation.
- ⌚ Canteen, shower and staff changing facilities at ground and first floor.
- ⌚ Manager's office, toilets and tea station in warehouse
- ⌚ VRF air conditioning.
- ⌚ Suspended acoustic tiled ceilings with recessed LED lighting.
- ⌚ Painted and plastered walls.
- ⌚ Fully fitted toilets.
- ⌚ Perimeter skirting trunking.
- ⌚ Fully bonded heavy contact carpet.



SOUTH WEST BUSINESS PARK



OUR CLIENTS INCLUDE:



Harvey Norman

HOLLAND & BARRETT



**Flanagan
Fittings**



www.rohanholdings.ie



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



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



TERMS

Available upon request.

TARGETED BER



RATES

Commercial Rates payable to Fingal County Council.

OTHER

OUTGOINGS
Available upon request.

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