34 | MAGNA AVENUE

Prime Logistics Facility
With Staff Amenities Like No Other

U.S. GREEN BUILDING COUNCIL
LEED GOLD
USGBC



34 | MAGNA AVENUE

Magna Business Park, Citywest, Dublin 24

PRESTIGIOUS, HEADQUARTERS LOGISTICS & OFFICE FACILITY

13,880 Sq. m
149,403 Sq.ft

LUAS Stop
13 minutes walk

POSITION

- Prime south Dublin location
- Prominent corner position
- Managed, corporate environment

AMENITIES

- 3 mins walk to Spar and creche
- 9 mins walk to shopping centre
- 9 mins walk to cafes & restaurants

ACCESS

- 13 mins walk to LUAS stop
- 4 mins drive to N7
- 8 mins drive to M50

CAPACITY

- 14 Dock Levellers and 2 Level Access Doors
- 18 No. HGV parking spaces
- 12 m. clear internal height

STAFF AMENITIES LIKE NO OTHER

CITYWEST SHOPPING CENTRE

Just 9 minutes walk from 34 Magna Avenue, and with its own LUAS Stop, Citywest Shopping Centre provides a wealth of staff amenities unrivalled by other industrial & logistics developments.

3 mins walk

CONVENIENCE & CHILDCARE

SPAR

COCOON CHILDCARE

9 mins walk

GROCERIES

DUNNES STORES

SEEZERS & SEARS

9 mins walk

COFFEE, FOOD, GYM, HEALTH, BEAUTY & OTHER SERVICES

Domino's

Romayo's Diner

Fit4less by energie

COSTA COFFEE

BAKED patisserie & cafe

Health Matters — Total wellbeing inside and out

McCABES PHARMACY

Eddie Rocket's City Diner

Begonia Beauty — BROW · NAILS · LASHES · WAX

HOUSE OF COLOUR

DK BARBERS Est. 2008

KERRY HANAPHY

an post

CrystalClean

Crystalwave Dry cleaner

Specsavers

BoyleSports

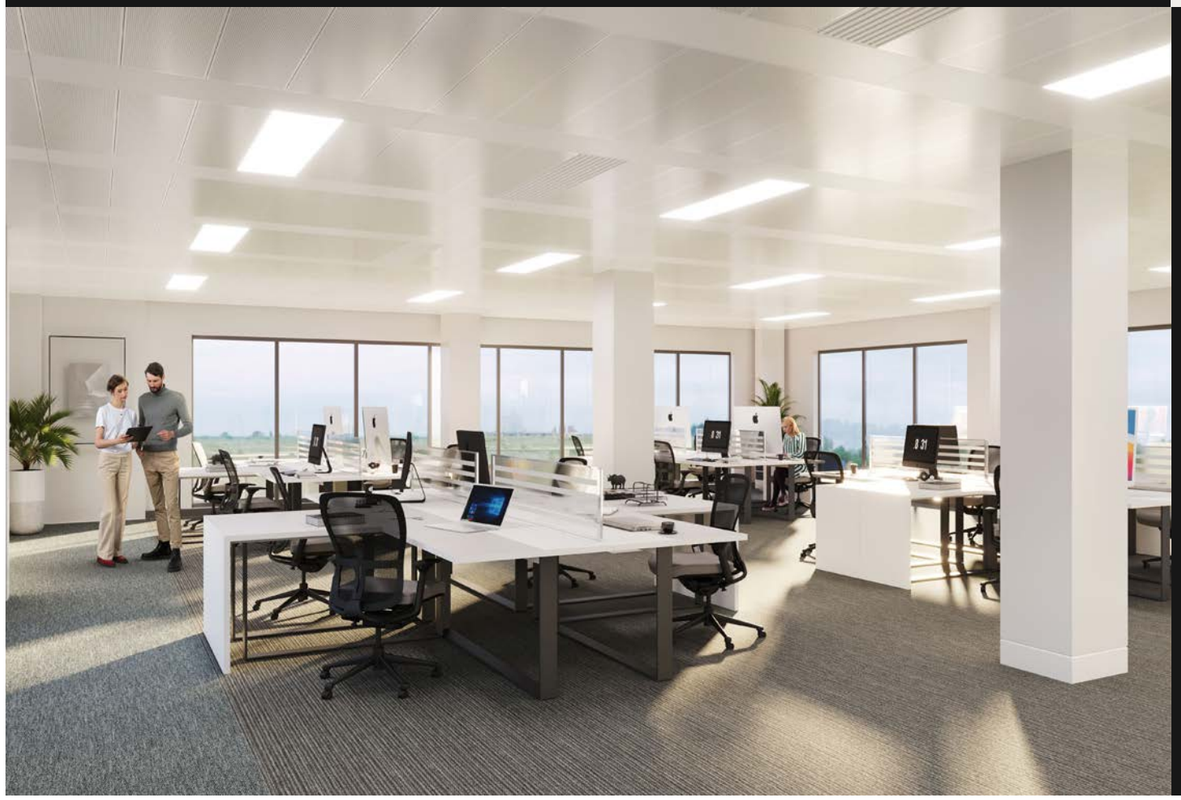
AIB

Primacare "Convenient & Affordable"

iFIX PHONES · TABLETS · COMPUTERS

- Full height glazing on 3 sides
- Raised access floors
- Suspended ceilings with recessed LED lighting
- Green Walls
- Passenger lift
- Air source heat pump





- 14 dock levellers
- 2 level access doors
- FM2 grade floor
- 12 m. clear internal height
- Translucent roof and wall panels
- 18 HGV parking spaces

34 | MAGNA AVENUE

Magna Business Park is part of the wider Citywest development and benefits from 24/7 on-site security patrols, CCTV and high quality landscaping.

A STRIKING NEW DESIGN TO COMPLEMENT ITS PROMINENT POSITION AT THE CORNER OF MAGNA AVENUE AND MAGNA DRIVE

TARGET CERTIFICATION

LEED Gold
BER A3

Air source heat pump

LED lighting

Green walls

EV charging points

Grasscrete surfacing



* All CGI images are indicative only

PAGE EIGHT

PAGE NINE

ACCOMMODATION

Gross External Areas	Sq. m.	Sq. ft.
Warehouse	12,739	137,121
Ground Floor Offices and Staff Facilities	413	4,446
First Floor Offices and Staff Facilities	364	3,918
Second Floor Offices and Staff Facilities	364	3,918
Total	**13,880**	**149,403**



Striking Corporate Logistics HQ

SITE AREA
3.03 HA. / 7.48 ACRES



AERIAL OVERVIEW



PAGE TWELVE

PAGE THIRTEEN

GPS: 53.33446, -6.386510

PAGE FOURTEEN

TO BELFAST

M1

M2

DublinAirport

N2

M3

J5

J4

J3

N3

M50

J2

TO CAVAN

J6

DUBLIN PORT TUNNEL

J1

TO GALWAY, SLIGO

M4

N4

J7

DUBLIN

DUBLIN PORT

R136

J9

N11

N7

J10

DUNLAOGHAIRE PORT

TO CORK, LIMERICK & WATERFORD

34

TO WEXFORD

J11

N81

J12

M7

M50

J13

J14

J15

N11

J16

J17



LOCATION & DRIVE TIMES

Source: Google Maps (Off-Peak)

- N81 — **2 Mins**
- N7 (Naas Road) — **4 Mins**
- N136 (Outer Ring Road) — **5 Mins**
- M50 Motorway (Junction 9) — **8 Mins**
- Dublin International Airport — **22 Mins**
- Dublin Port Tunnel — **22 Mins**

PAGE FIFTEEN

DEVELOPER

Sandymark, through its various affiliate companies, was responsible for the development of most of Greenogue Business Park and Greenogue Logistics Park. Over 25 years, it has delivered 4 million sq. ft. of industrial & logistics assets.

See sandymark.ie

Sandymark.

LETTING & SELLING AGENTS

HARVEY

PRSA Licence No. 002027

P: 01 4532755

Philip Harvey
E: pharvey@harvey.ie

Kevin McHugh
E: kmchugh@harvey.ie

Kieran Casey
E: kcasey@harvey.ie

JLL

PRSA Licence No. 002273

P: 01 6731600

Nigel Healy
E: nigel.healy@jll.com

Woody O'Neill
E: woody.oneill@jll.com

Cathal Morley
cathal.morley@jll.com

DISCLAIMER

Particulars are set out as a general outline for potential purchasers / tenants and whilst every care has been taken in their preparation, they do not constitute an invitation to treat, or an offer or contract of any kind. All descriptions, floor areas, site areas, dimensions, plans, maps, computer generated images, references to condition, permissions or licences of use or occupation, access and other details, are for guidance purposes only and may be subject to change. The particulars and information are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely upon them as statements or representations of fact, and is specifically advised to satisfy themselves as to their accuracy by carrying out their own due diligence at their own expense. No principal or employee of William Harvey Ltd t/a HARVEY or Jones Lang LaSalle has any authority to make or give any representation or warranty in respect of any property and no liability will be accepted in respect of any loss suffered by any intending purchaser / tenant or third party arising out of information contained on these web pages, brochures or given verbally. Prices and/or annual rents are quoted exclusive of VAT and any other applicable taxes that the purchaser / tenant will be liable for and the purchaser/tenant must satisfy themselves independently as to the incidence of VAT, stamp duty and all additional outgoings or associated acquisition costs in respect of any transaction.