HARVEY

INDUSTRIAL PROPERTY SPECIALISTS

HARVEY.IE



Adjoining Unit A02

Unit A03, The Hub Logistics Park, Clonee, Dublin 15

FOR SALE / TO LET

13,484 sq m

50 m Yard Depth

12 Dock Levellers

Detached, Light Industrial / Warehouse & Office Facility Within 10 Minutes' Drive of M50, Jct. 6.

Practical Completion Due in March 2023

PROPERTY FEATURES

- Detached, light Industrial / warehouse & office facility.
- Targeting LEED Silver sustainability credentials.
- Loading access is provided via 12 No. dock levellers and 2 No. level access doors.
- Clear internal height - 13.1 m.
- Reinforced jointless concrete floor to FM1 standard.
- 50 m. deep service yard with 50 trailer parking spaces.
- Up to 25 MVA electricity power supply & mains gas available.
- Fibre optic broadband with direct connectivity to T50 data network in situ.
- Diversity of telecommunications & dark fibre.
- Secure, landscaped, enclosed development, with CCTV supervised 24 hour access.
- Sprinkler-ready infrastructure in situ.
- Swift connectivity to J5 of M3 Motorway & J6 of Dublin's M50 Orbital Motorway.
- Please note we have not tested any apparatus, fixtures, fittings or services. Intending purchasers / tenants must undertake their own investigation into the working order of these items.

ACCOMMODATION (sq m)

Measurement Application - Gross External

Light Industrial / Warehouse	12,378
Two Storey Offices & Staff Facilities	676
Dispatch Offices & Driver Facilities	492
TOTAL	13,484

Intending purchasers / tenants are specifically advised to verify all information, including floor areas. See DISCLAIMER.

TERMS

On application.

BER

BER: Available on Completion

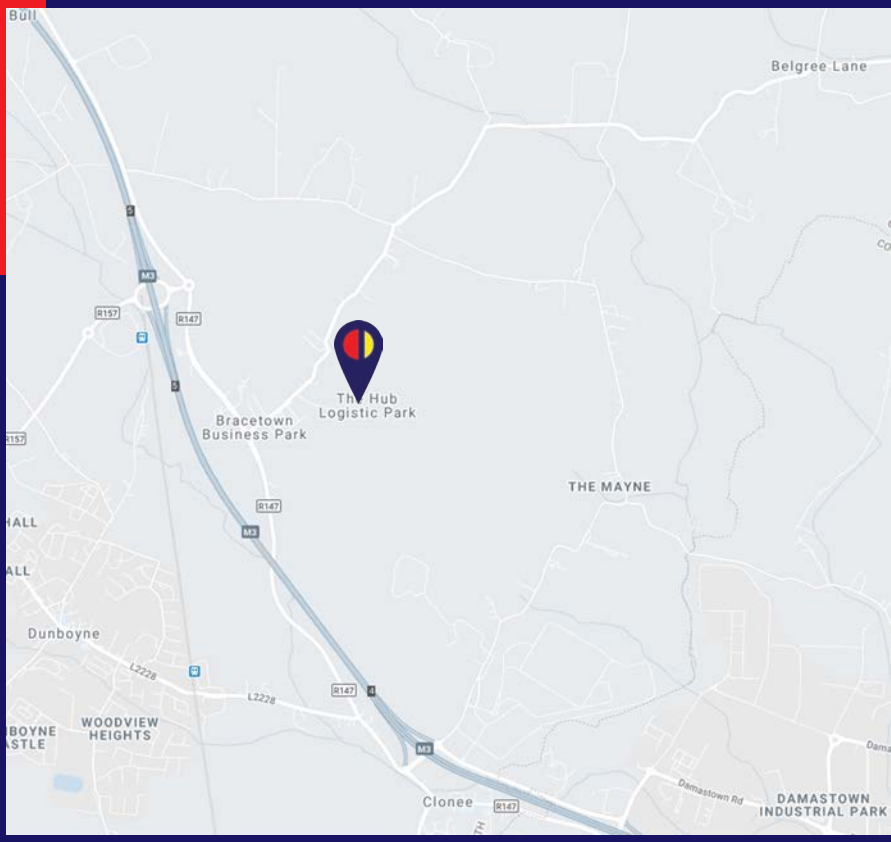
BER No. Available on Completion

Energy Performance Indicator: XXX kWh/m^2/yr

DRIVE TIMES	MINS
M3 Motorway Junction 5	3
M50 Motorway Junction 6	10
Dublin International Airport	20
Dublin Port Tunnel	22
Dublin City Centre	30

(Source: Google Maps without traffic)

GPS: 53.43101, -6.4493



HARVEY

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PSRA Licence No. 002027

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DISCLAIMER
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