



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

FOR SALE / TO LET



12,873 Sq. m



56 m. Yard
Depth



11 Dock
Levellers

Detached, Light Industrial / Warehouse & Office
Facility Within 10 Minutes' Drive of M50, Jct. 6.
Under Construction, Target Completion December
2022

PROPERTY FEATURES

- Detached, light Industrial / warehouse & office facility.
- Targeting LEED Silver sustainability credentials.
- Loading access is provided via 11 No. dock levellers and 2 No. level access doors.
- Clear internal height - 13.1 m.
- Reinforced jointless concrete floor to FM1 standard.
- 56 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	12,169
Two Storey Offices & Staff Facilities	704
TOTAL	12,873

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/m²/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



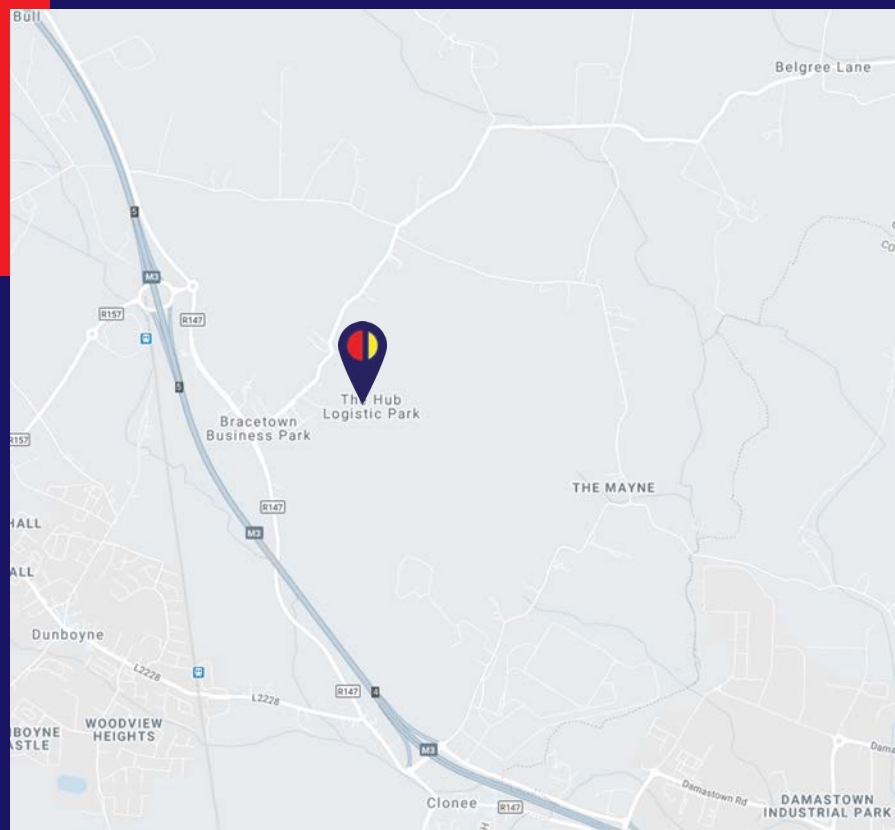
INDUSTRIAL PROPERTY SPECIALISTS

T: +353 1 453 2755

E: info@harvey.ie

W: www.harvey.ie

PSRA Licence No. 002027



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 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.