

# PRIME HIGH-BAY LOGISTICS FACILITY

Unit 1 Northern Cross Business Park, North Road, Dublin 11

To Let



## Detached Facility

3,356 sq. m. (36,129 sq. ft.)

- 12 m clear internal height
- Excellent loading access via 3 dock levellers and 1 roller shutter door
- Narrow aisle racking system in place
- Fully refurbished offices and feature reception
- Superbly located 700m from the M50/N2

**CBRE**



## Location

Northern Cross Business Park is one of Dublin's most accessible distribution locations providing immediate access to the M50 motorway.

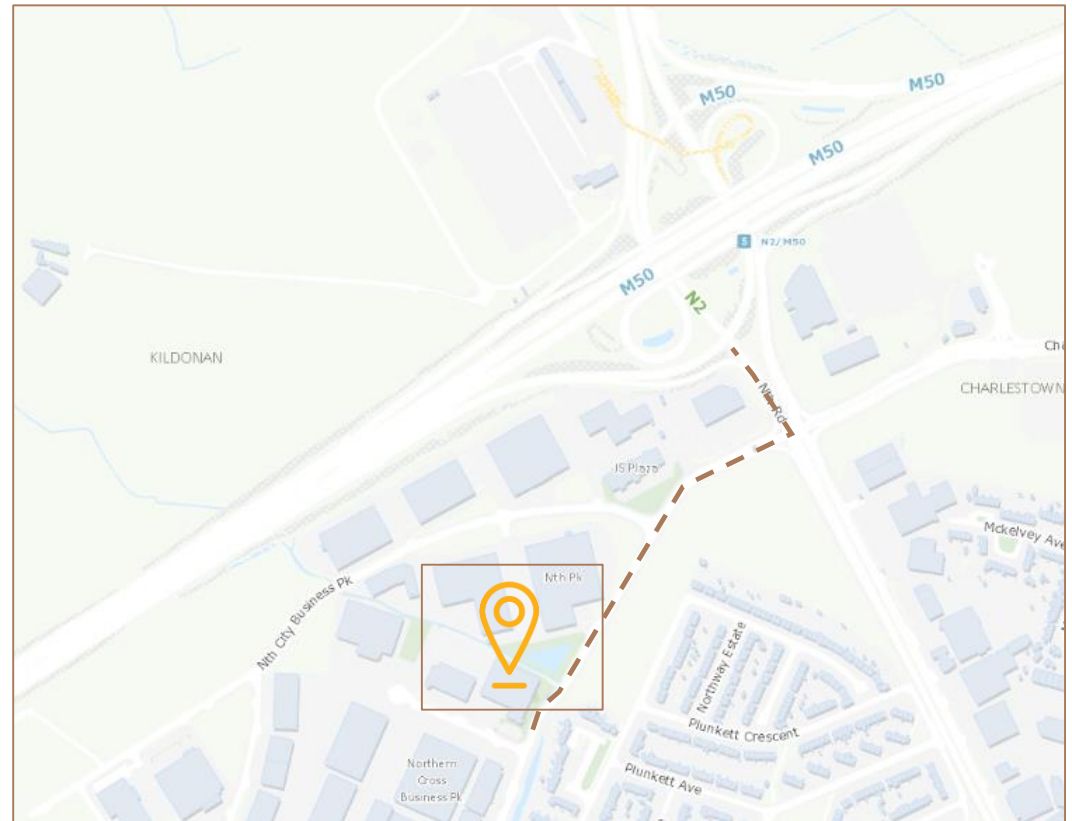
Well managed estate offering a corporate and landscaped environment.

Established business location with excellent amenities within a short walking distance. Public transportation within walking distance along the North Road.

Occupiers in the area include DX Networks, Audi, Hilti, Cyclone Couriers, U Store It and Parcel Motel.

## Driving Distances

Location	Distance
Estate Entrance	600 m
M50	700 m
Dublin Airport	9 km
Dublin Port Tunnel	9.5 km



*One of Dublin's best distribution locations... with direct access to the M50 and N2*

## Description

The subject property comprises of a detached twin span warehouse with two storey office accommodation extending to approx. 3,356 sq. m. (36,129 sq. ft.) on a site of approx. 0.7 hectares (1.73 acres).

### Warehouse

- Hi-bay warehouse with clear internal height of approx. 12 metres.
- Loading access via three dock levellers and one roller shutter door.
- Racking in-situ providing for approx. 4,400 euro pallets, total capacity approx. 7,400 pallets.
- Warehouse heaters including destratification fans.
- Insulated metal deck roof (10% translucent panels).
- The warehouse also benefits from a reinforced concrete floor with power floated finish.
- Dedicated forklift charging area.

### Offices

- The offices comprise a mixture of open plan and cellular offices including a feature reception, boardroom, meeting room and staff canteen.
- Completely refurbished to a high standard including plastered and painted walls, air conditioning, suspended ceilings, recessed LED lighting and gas central heating.



## Accommodation Schedule

Description	SQ M (GEA)	SQ FT (GEA)
Warehouse	2,974	32,017
Two Storey Offices	382	4,112
<b>Total</b>	<b>3,356</b>	<b>36,129</b>

## Contact

JARLATH LYNN

T: +353 1 618 5728

E: [jarlath.lynn@cbre.com](mailto:jarlath.lynn@cbre.com)

JOHN REYNOLDS

T: +353 1 618 5514

E: [john.r.reynolds@cbre.com](mailto:john.r.reynolds@cbre.com)

KEVIN MCHUGH

T: +353 1 453 2755

E: [kmchugh@harvey.ie](mailto:kmchugh@harvey.ie)

KIERAN CASEY

T: +353 1 453 2755

E: [kcasey@harvey.ie](mailto:kcasey@harvey.ie)

## Viewing

Strictly by appointment.

## Rent & Terms

On Application

## BER Certificate:



BER Rating: B3

BER Number: 800155152

Energy Performance Indicator: 203.29  
kWh/m<sup>2</sup>/yr 0.89



Quality unit  
extending to approx. 3,356 sq.  
m. (36,129 sq. ft.)



3 dock levellers and 1 roller  
shutter door



Immediately adjacent to  
the M50/N2 motorway  
(Junction 5)



Clear internal height of  
approx. 12 metres

**CBRE**

These particulars are issued by CBRE Ireland and William Harvey Ltd. T/A HARVEY on the understanding that any negotiations relating to the property are conducted through them. While every care has been taken in preparing them, CBRE Ireland and William Harvey Ltd. T/A HARVEY for themselves and for the vendor/lessor whose agents they are, give notice that:- (i) The particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (iii) Neither CBRE Ireland, nor and William Harvey Ltd, T/A HARVEY any of their employees have any authority to make any or give any representation or warranty in relation to the property. CBRE PSRA License No: 001528 / William Harvey Ltd. T/A HARVEY PSRA Licence No: 002027.

