

TO LET

617A Northwest Business Park, Ballycoolin, Dublin 15

Modern High-Bay Logistics Facility



BER B2

19,644 Sq Ft  
1,825 Sq M

- High profile semi-detached unit on a self-contained site
- Undergoing full refurbishment
- Clear internal height approx. 10m
- 1 dock leveller and 1 XL level access loading door
- Close proximity to the N2/M50 interchange (Junction 5)
- Ample parking with 24 designated car parking spaces

CBRE




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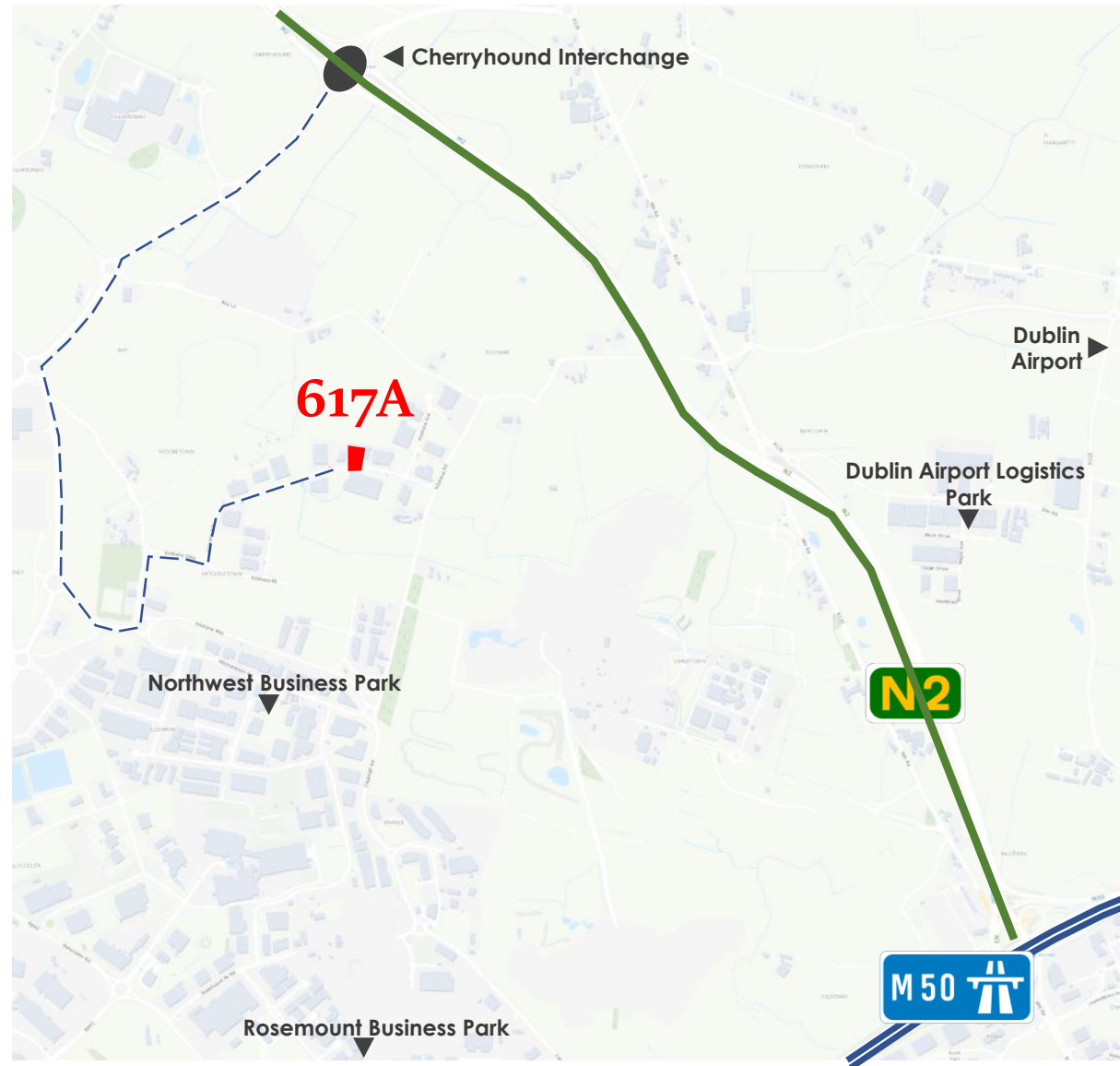
## Location

Northwest Business Park is a high quality established development within close proximity to the M50 motorway, Dublin International Airport and Dublin Port Tunnel.

Northwest Business Park is strategically located just 6 km from the M50 Junction 5 (where it intersects with the North Road/N2) and 6.4 km from M50 Junction 6 (Blanchardstown). The park benefits from nearby amenities such as Blanchardstown and Charlestown Shopping Centres and Java Republic.

## Drive Times

	Distance	Time
M50/ N2 Junction	6 km	8 mins
M50/ N3 Junction	6.4 km	9 mins
Dublin International Airport	12 km	14 mins
Dublin Port Tunnel	14 km	15 mins
Dublin City Centre	15 km	25 mins



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Approx. 1,825 sq m



CIH 10 metres



Offices of approx.  
353 sq m



Established  
Logistics Park

## Accommodation Schedule

Description	SQ M	SQ FT
Warehouse	1,472	15,844
Office & Staff Facilities	353	3,800
<b>Total</b>	<b>1,825</b>	<b>19,644</b>

Please note it is the responsibility of any intending tenant to verify all information, including the above accommodation schedule.



## Warehouse

- 10 metre clear internal height.
- Steel portal frame construction with metal deck roof.
- 1 dock leveller and 1 XL roller shutter door, 6 m wide x 5 m high.
- Smaller ground level door to the staging area at the rear of the dock leveller.
- 3 phase power supply
- High output lighting.
- **Please note the mezzanines have been removed.**



## Offices & Staff Facilities

- Fully fitted offices and staff facilities, including feature reception area.
- Specification includes suspended ceilings, recessed lighting, perimeter trunking, air conditioning and canteen facilities.

## External

- Secure site with automated gated entrance.
- Flood lighting.
- 24 designated car parking spaces.

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Boundaries For Indicative Purposes Only

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# CBRE



**BER Certificate:**

BER Rating: B2

BER No: 800390122

Energy Performance Indicator: 85 kWh/m<sup>2</sup>/yr



**Real Estate**

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