FOR SALE / TO LET

UNIT A9

Standalone high-bay warehouse of approx. 3,514 sq m (37,828 sq ft) on 1.1 hectares

NORTH City BUSINESS PARK

FINGLAS | DUBLIN 11

FULLY PLANNING PERMISSION SECURED. AVAILABLE WITHIN 12 MONTHS



Similar property

- Adjoining M50
- Secure business park environment
- Minutes from Airport, Port Tunnel , M1 & M2
- Market leading sustainability features
- Extensive secure yard

LEED GOLD USGBC

EU Taxonomy Regulations

BER A3

www.rohanholdings.ie

A development by

ROHAN

HARVEY INDUSTRIAL PROPERTY SPECIALISTS

NORTH City BUSINESS PARK

EXECUTIVE SUMMARY

North City Business Park is a prime estate fronting the M50 motorway in one of Dublin's most accessible and commercial locations. In addition to strong transport links, the park benefits from rapid motorway access to all of the main arterial routes to and from the City Centre, the Port Tunnel and Dublin Airport. Dublin City Centre is accessible within 15 minutes by car and also via a Quality Bus Corridor which is adjacent to the park.

Over 25 acres of prime undeveloped land that can accommodate units from 10,000 – 150,000 sq.ft.

A prime location offering extensive visibility and frontage of over 200 metres directly onto the M50 Motorway.

Conveniently positioned within 15 minutes drive time from Dublin City Centre and 10 minutes drive time from Dublin Airport and the Port Tunnel.

Excellent local amenities with numerous hotels, restaurants, shops and cafés only a short distance away.

Established business location with BWG Foods, Parcel Motel, Hilti, Würth, Harvey Norman, U Store It and Joe Duffy Motors all located in the immediate vicinity.

All new buildings are registered under the LEED® green building program










DublinAirport
Port Tunnel
Dublin AirPort Logistics Park
IKEA
Junction 4
M50
Junction 5
M2 / Ashbourne
Charlestown Shopping Centre
Finglas
North Road
Northern Cross Business Park
Entrance Road
To City Centre
MSL MERCEDES
North Park Business Park
M50
NORTH City BUSINESS PARK
A8A
A8B
A9
AN POST

NORTH City BUSINESS PARK

FINGLAS | DUBLIN 11

LOCATION

North City Business Park is a high quality development fronting the M50 motorway in one of Dublin's most accessible commercial locations. North City Business Park is strategically located at Junction 5 (where it intersects with the North Road/N2). It adjoins key centres of employment and amenities including Charlestown Shopping Centre. With immediate access to the M50 Motorway, the park benefits from rapid motorway access to all of the main arterial routes to and from the city centre, to the Port Tunnel and to Dublin Airport.





Environment & sustainability

With a focus on sustainability being a key driver for Rohan as a developer and long term investor, this property is targeting LEED Gold sustainability accreditation in addition to BER A3 and EU Taxonomy Compliance. The planned specification of the property includes:

- Electric vehicle charging
- Rainwater harvesting
- LED lighting
- Energy usage monitoring
- Low flow WCs
- Heat pumps
- PV power generation (subject to planning)


M50 South
M50
M50 North
33m
UNIT A9
UNIT A8B
UNIT A8A
HARVEY NORMAN
OPW
BIO-TECHNE
CEL
NEP
DUBLIN FIRE BRIGADE
MSL MERCEDES
AN POST
CUMMINS
DCC
LEYMAX
AMMEGA
BWG
Future development lands
Future development lands
Future development lands
2 Flow
CJK
Datascan
HILTI
ENTERPRISE CENTRE
Available within 12 months
NORTH City BUSINESS PARK
FINGLAS | DUBLIN 11

SPECIFICATIONS | FEATURES

(in addition to features outlined on Page 2)

GENERAL

- 12m clear internal height.
- Steel portal frame construction.
- Extensive secure service yard with depth of approx. 33 metres with additional storage area / truck parking area.
- 4 dock levellers with tailgate loading.
- 2 roller shutter doors.
- 60kn/m2 floor loading.
- 2.4 metre high wall to inside of external cladding wall.
- Electric vehicle (EV) charging.
- Electrical distribution centre designed for three phase electrical supply and CT metering.
- High quality actively managed estate.

OFFICES / AMENITIES

- Feature reception area.
- Open plan design suitable for compartmentation.
- Fully fitted toilets, shower and staff changing facilities at ground and 1st floor.
- VRF air conditioning.
- Suspended acoustic tiled ceilings with LED lighting.
- Painted and plastered walls.
- Tea station facilities at ground and first floor.
- Perimeter trunking.
- Fully bonded heavy contact carpet to offices, reception and main stairs.

ACCOMMODATION

APPROXIMATE GROSS EXTERNAL FLOOR AREAS

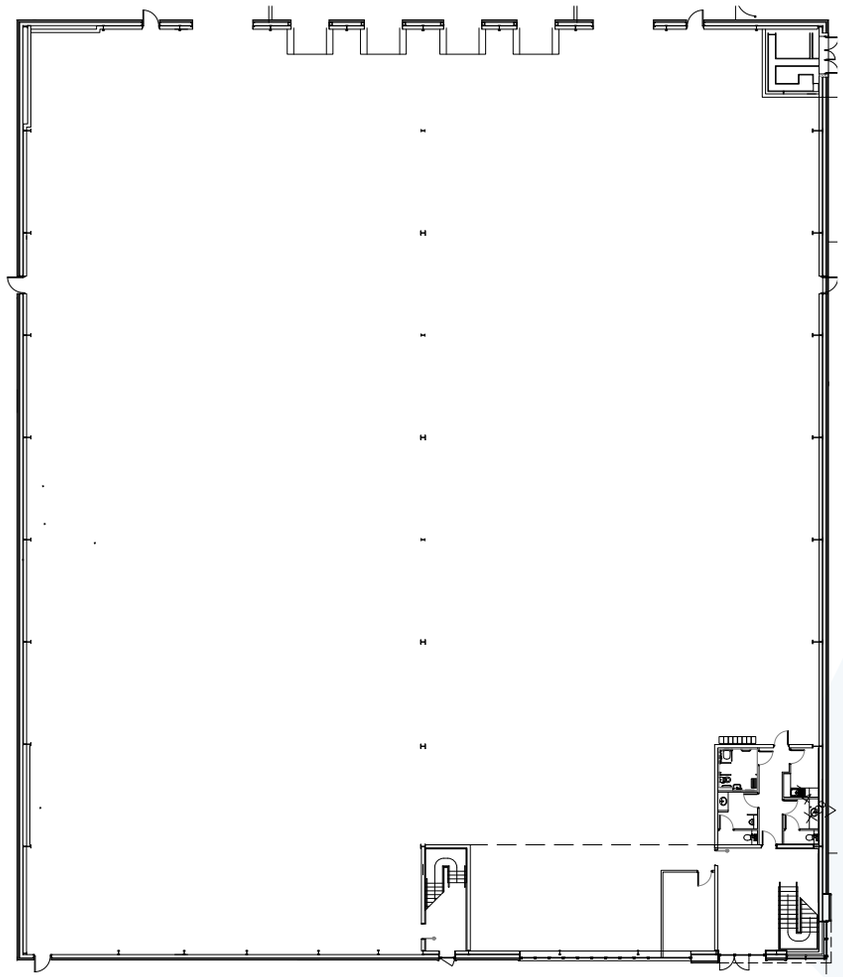
Units A9	Sq M	Sq Ft
Warehouse	3,160	34,014
Offices	354.3	3,814
Total	**3,514.3**	**37,828**

Site area of approx. 1.1 Hectares (2.6 Acre)

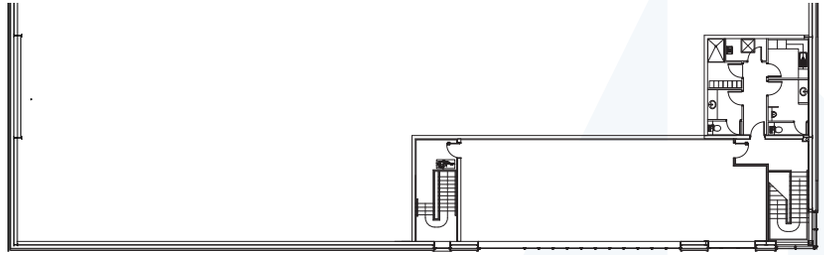


Similar unit

WAREHOUSE



FIRST FLOOR OFFICE



A LEADER IN THE DEVELOPMENT AND MANAGEMENT OF HIGH-QUALITY FACILITIES AND BUSINESS PARKS

The Rohan group of companies provides three primary business offerings, as follows:

ROHAN Holdings Limited

Rohan is one of Ireland's longest standing private property investment and development companies.

With over 40 years' experience in land acquisition, design, planning, construction and occupier fit out, we have a proven track record of delivering projects on time, within budget and to our clients' satisfaction.

We, as property owners, managers and developers, are primarily focused on the acquisition and development of prime commercial space and excel in the creation of high-quality, actively managed business environments that create and sustain investment value.

Rohan's ability to deliver quality environments is most evident in our projects, and we are very proud to count amongst our clients many

ROHAN Project Management

R.P.M. has extensive experience and expertise in developing office, industrial, warehouse and logistics facilities. Our focus is to use our knowledge and professionalism to deliver savings and certainty to clients' projects.

R.P.M. can manage a client's project from Concept Phase right through to completion of the Fit-Out Phase. Alternatively, we can manage a single phase of the project. Accordingly, depending on the nature of the project, services available from R.P.M. during the Project Lifecycle can include any or all of the following:

- Project Start-up / feasibility and team selection.
- Design team coordination / liaison with statutory bodies / procurement and tendering.
- Project Management throughout construction phase / cost control and reporting.
- P.C. process including handover / snagging / compliance.
- Management of fit-out and occupation.

ROHAN Estate Management

R.E.M. is a specialist property company focused on the management of business parks and industrial estates. We maintain the developments we manage to the very highest standards and thereby maximise tenant satisfaction and asset appreciation while achieving value for money in the provision of services.

It is a combination of over 40 years' experience, proven professionalism, our commitment to innovation and value for money, together with the special understanding that comes from being Property Owners, Managers and Developers that makes Rohan the ideal property partner.

We actively manage business parks through:

- Financial reporting and day-to-day management.
- Budget preparation and service charge control.
- Maintenance planning and contractor management.
- Routine inspections.
- Collection of rent, service charges and insurance.
- Tenant liaison.
- Lease management.
- Landlord and Tenant advice.
- Lease negotiations/renewals and rent reviews.

We are proud to count amongst our clients many leading operators, including the following:

DHL · Harvey Norman · bio-techne · Aer Lingus · GILEAD · OPW · NEP · Gategourmet · FÓNUA · dnata

This project is registered with the certification goal of LEED Gold. LEED (Leadership in Energy and Environmental Design) is a voluntary rating system to certify sustainable buildings and neighbourhoods.

IGBC
MEMBER SINCE 2020

Rohan Holdings is a proud member of the Irish Green Building Council. The IGBC is a non-profit organisation, launched in 2011 with member organisations and businesses from the entire value chain of the built environment. All are united in one common goal to accelerate the transformation of the built environment, related industry and supply chain to one that is sustainable through leadership, research, education and providing policy input to local and national government. For more information, visit www.igbc.ie

NORTH City BUSINESS PARK

FINGLAS | DUBLIN 11



www.rohanholdings.ie

TERMS
Available upon request.

TARGETED BER
BER A3

RATES
Commercial Rates payable to Fingal County Council.

OTHER OUTGOINGS
Available upon request.

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