CITYNORTH

BUSINESS CAMPUS

IRELAND'S PREMIER M1 BUSINESS DESTINATION



McGarrell Reilly Group

CityNorth Business Campus

A High Quality Custom Built Campus

City North Business Campus is one of Ireland's most **strategically located** commercial parks delivering high-quality next generation industrial, logistics, and design-and-build solutions at the gateway to Dublin and Belfast.

Purpose-built for occupiers, the Campus combines modern infrastructure, excellent transport connectivity, and **first-class on-site amenities** including the 4-star City North Hotel.

The campus is already home to global and domestic occupiers such as PCI Pharma Services, Hanley Energy, Selecta, Aerotron, King Environmental and Forte Healthcare.



Full planning in place for 3,850-9,500m2 units. Available in 12 months

100+ acres of Land for future Logistics development

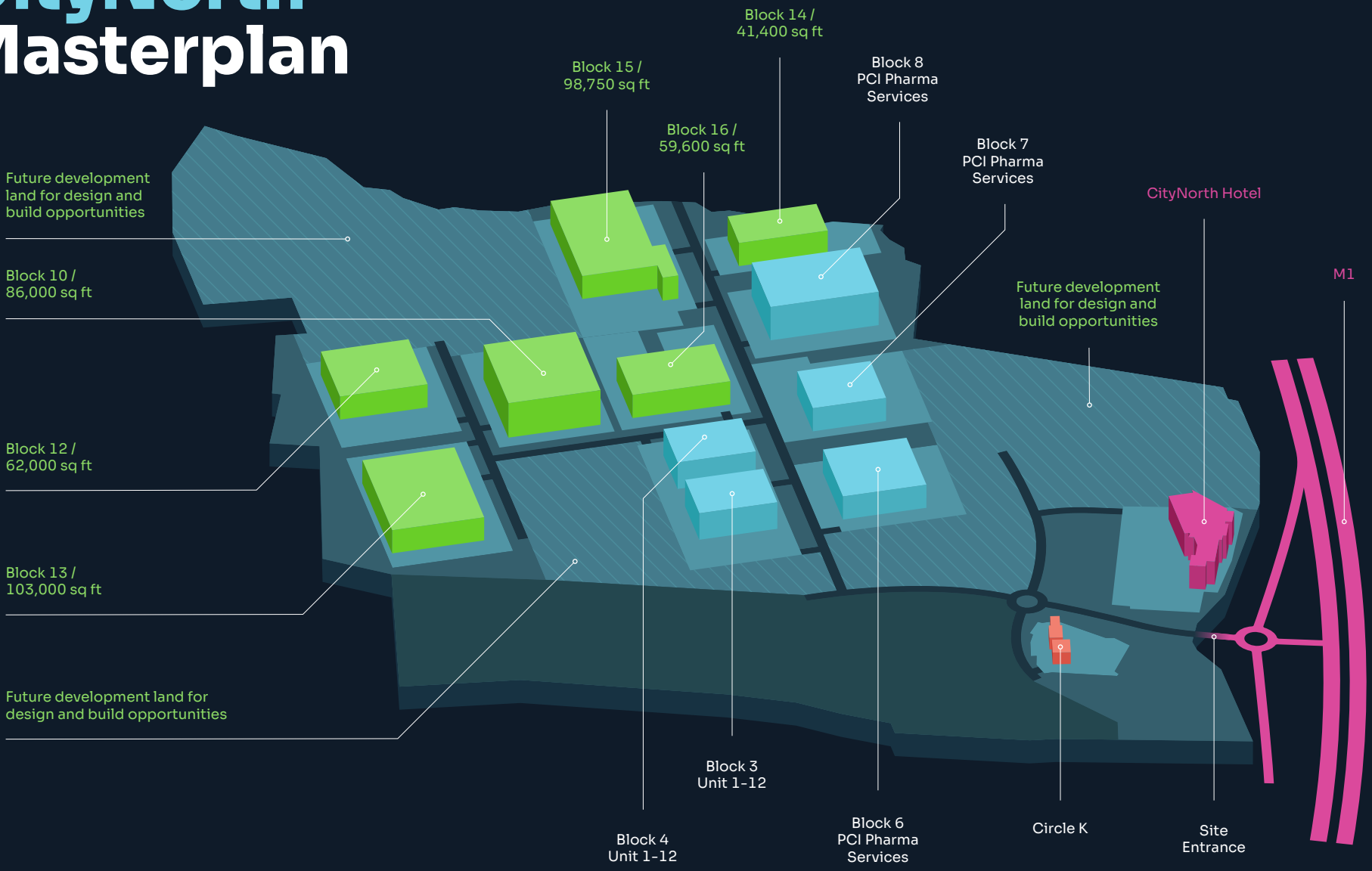
Design & Build Opportunities available

LEED Gold & BER A3 ESG credentials

City North Hotel onsite

Circle K service station onsite

CityNorth Masterplan





Unmatched Location & Connectivity

Located at Junction 7 of the M1 motorway, CityNorth occupies a strategic position on one of Ireland's key economic corridors.

The campus offers excellent connectivity to Dublin Airport, Dublin Port, the Port Tunnel, the M50 and Belfast, enabling efficient movement of people, goods and services.

Public transport links include nearby rail services at Gormanston, Laytown, Balbriggan and Drogheda, along with bus and coach routes connecting to Dublin City, Drogheda, Swords and Balbriggan.

For employers, CityNorth provides an accessible base for attracting and retaining talent from North Dublin, Meath, Louth and the wider Greater Dublin Area.

12 mins Dublin Airport

20 mins Port Tunnel

20 mins Dublin Port

20 mins M50 Motorway Network

25 mins Dublin City Centre

90 mins Belfast









A Campus Designed for Long-Term Occupation

Developed by McGarrell Reilly Group, CityNorth Business Campus is a next-generation development designed to support long-term occupation and sustained business growth.

With first-class amenities, excellent connectivity, and professional on-site management, the Campus offers a complete environment where businesses and employees can thrive.

- 4 Star Hotel featuring 128 bedrooms, Tara Lounge restaurant and conferencing facilities
- Circle K Service Station with Ionity 350kw ultra fast EV charging
- Professionally maintained landscaping with walking routes
- 24/7 Campus Management
- Additional food offerings coming soon

Sustainability

Designed for performance, built for a low-carbon future

Certification & Standards

- Targeted BER ratings of A2/A3
- All buildings designed for LEED Gold
- Irish Green Building Council membership

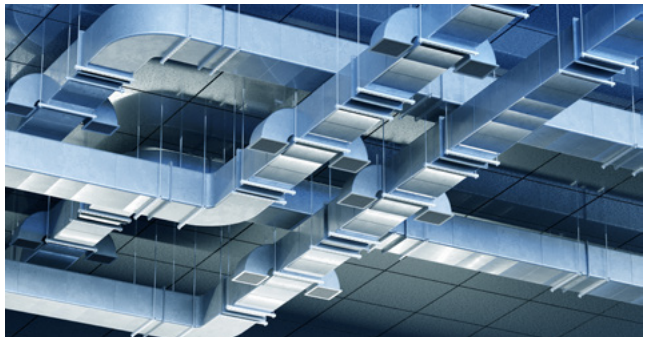
Energy & Carbon Reduction

- Office HVAC delivered via air source heat pumps
- High-performance insulated façade and roof
- Low air permeability across the warehouse and office spaces

Water, Transport & Monitoring

- Rainwater harvesting
- EV charging infrastructure
- Energy use monitoring







Available Units Unit 10

- 86,000 sq ft
- 8,428 sq ft of Grade A office and ancillary accommodation
- 14m clear internal height
- 8 dock levellers & 2 level access doors
- 100 car spaces, 4 EV spaces and 35 bicycle spaces
- 45m yard depth
- FM1 grade warehouse floor



Available Units Unit 12

- 62,000 sq ft
- 5,952 sq ft of Grade A office and ancillary accommodation
- 12m clear internal height
- 6 dock levellers & 2 level access doors
- 71 car spaces, 4 EV spaces and 25 bicycle spaces
- 45m yard depth
- FM1 grade warehouse floor



Available Units Unit 13

- 103,000 sq ft
- 9,504 sq ft of Grade A office and ancillary accommodation
- 12m clear internal height
- 10 dock levellers incl 2 euro docks & 2 level access doors
- 119 car spaces, 4 EV spaces and 42 bicycle spaces
- 53m yard depth
- FM1 grade warehouse floor



Available Units Unit 14

- 41,400 sq ft
- 4,973 sq ft of Grade A office and ancillary accommodation
- 14m clear internal height
- 4 dock levellers & 2 level access doors
- 48 car spaces, 4 EV spaces and 36 bicycle spaces
- 42m yard depth
- FM1 grade warehouse floor



Available Units Unit 15

- 98,750 sq ft
- 9,654 sq ft of Grade A office and ancillary accommodation
- 14m clear internal height
- 9 dock levellers & 2 level access doors
- 106 car spaces, 6 EV spaces and 76 bicycle spaces
- 65m yard depth
- FM1 grade warehouse floor



Available Units Unit 16

- 59,600 sq ft
- 5,805 sq ft of Grade A office and ancillary accommodation
- 14m clear internal height
- 5 dock levellers & 2 level access doors
- 63 car spaces, 4 EV spaces and 36 bicycle spaces
- 45m yard depth
- FM1 grade warehouse floor





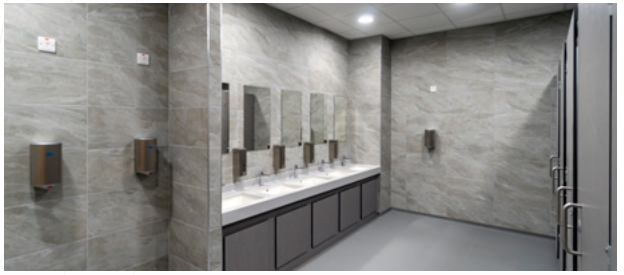
Tailored Design & Occupier Focused

CityNorth also offers bespoke Design & Build solutions on a To Let or For Sale basis, including customised layouts, flexible office-to-warehouse ratios, purpose-built logistics or production facilities, specialist fit-outs, and future scalability. This approach ensures every business can create a facility tailored precisely to their workflow, branding, and future growth.









McGarrell Reilly Group is a privately owned property company behind some of the highest quality developments in Ireland, UK and Germany. For over 45 years, the Group has built a reputation for excellence through a portfolio defined by quality and long-term value.

Key developments include Charlemont Square, CityNorth Business Campus, The Sharp Building, the Iveagh Court Complex in Dublin 2; and Spitalerhof in Hamburg. The Group partners with leading blue-chip organisations to deliver bespoke developments that meet local requirements while achieving global standards. Clients include Amazon, Bloomberg, SEI Investments, PCI Pharma Services, Perrigo, Marsh, Mercer, Pfizer, State Street, Cisco, Airbnb, Betfair, Aon, the Office of Public Works and the Central Bank of Ireland.

www.mcgarrellreilly.ie

"CityNorth Business Campus has proven to be an excellent long-term location for our Irish operations. McGarrell Reilly's ability to deliver a bespoke, high-quality industrial facility adjacent to our existing unit gave us confidence to expand further within the campus. The flexibility of the design and build process, the sustainability credentials of the building and the on-site amenities were all key factors in supporting our continued growth."

James McDermott
General Manager, PCI Pharma Services Ireland

McGarrell Reilly Group

CITYNORTH

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