

UNIT 3B DUNSHAUGHLIN MMC PARK

FOR SALE / TO LET

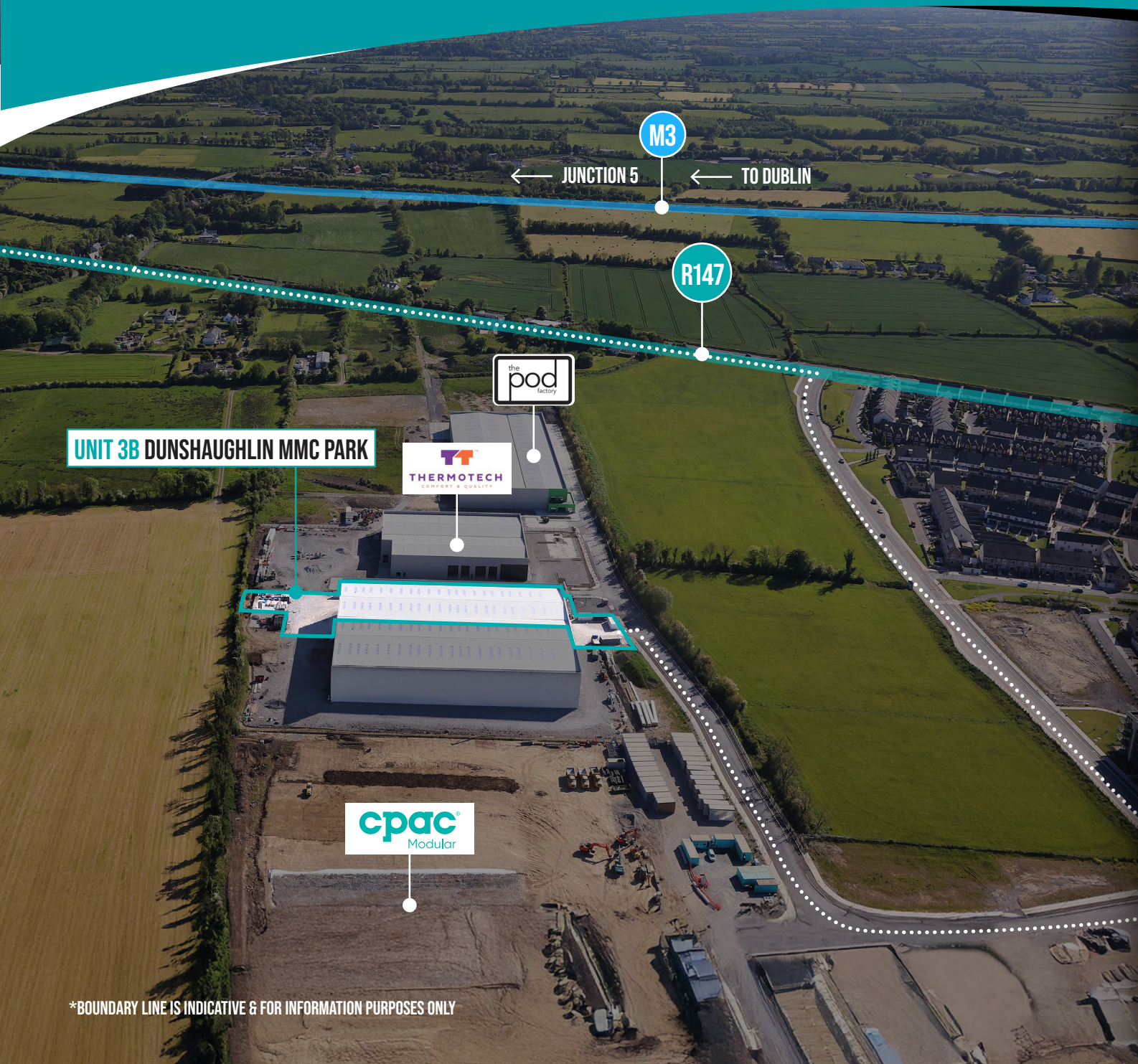
DUNSHAUGHLIN • CO. MEATH • A85 XW99

NEW INDUSTRIAL /
LOGISTICS FACILITY

3,904 SQ M /
42,022 SQ FT



TARGETING
BER A3



UNIT 3B DUNSHAUGHLIN MMC PARK

THERMOTECH
COMFORT & QUALITY

cpac
Modular

*BOUNDARY LINE IS INDICATIVE & FOR INFORMATION PURPOSES ONLY



Dual Use Industrial /
Warehouse Planning
Permission



2 Dock Levellers
& 2 Level Access
Doors



42.5 m Yard
Depth



52 Car Parking
Spaces



16 Minute Drive
Time to M50
Junction 6



Zoned E2 -
Enterprise &
Employment



Single Span Unobstructed
Warehouse with 12.1 m
Clear Internal Height



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SCHEDULE OF ACCOMMODATION

Approx. Gross External floor areas:

	sq m	sq ft
Warehouse	3,156	33,971
3 Storey Offices	748	8,051
Total	3,904	42,022

Intending purchasers or tenants must satisfy themselves as to the accuracy of the measurements and information provided above.

Occupiers in the park include Pod Factory, Thermotech & CPAC whilst occupiers in the locality include MSD, Facebook, IBM and An Post amongst others.

DESCRIPTION

WAREHOUSE:

- Single Span Unobstructed Warehouse
- Steel Portal Frame Construction
- Twin Skin Insulated Metal Deck Roof Incorporating 10% Translucent Panels
- 2 No. Dock Levellers & 2 No. Level Access Doors
- 12.1 m Clear Internal Height
- 60 kN/m² Floor Loading Capacity
- 42.5 m Rear Yard Depth, 19.3 m to Side Yard
- New LED Lighting
- Solar PV Panels

OFFICES:

- Three Storey, Open Plan Office Accommodation
- Suspended Ceilings with Recessed LED Lighting
- Perimeter Trunking & Floor Boxes In-Situ
- Air Source Heat Pump & Air-Conditioning System
- Staff WC, Shower & Changing Facilities and Kitchenette.

DRIVE TIMES

Destination	Mins
R147	1
M3 – Junction 6	8
M3 – Junction 5	10
M50 – Junction 6	16
Dublin Airport	24
Port Tunnel	24

Source: Google Maps – Off Peak.



INSPECTIONS

All viewings are strictly by appointment through Joint Agents, Savills & HARVEY.

PRICE / RENT

On Application

OUTGOINGS

On Application

BER

Targeting

BER A3

FURTHER INFORMATION

For more information or to arrange a viewing please contact:



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