

UNIT 3B DUNSHAUGHLIN MMC PARK

FOR SALE / TO LET

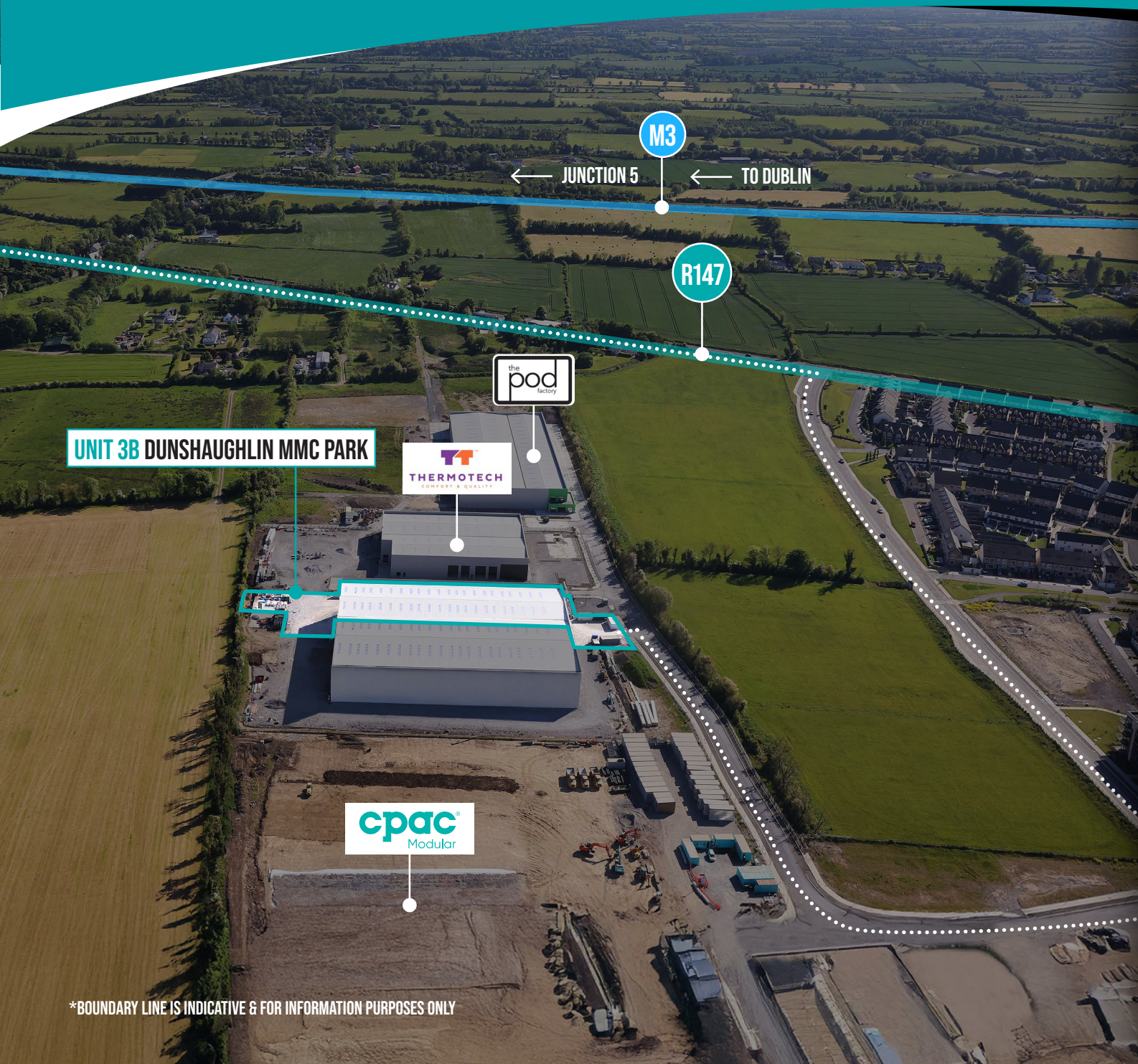
DUNSHAUGHLIN • CO. MEATH • A85 XW99

NEW INDUSTRIAL /
LOGISTICS FACILITY

3,904 SQ M /
42,022 SQ FT



TARGETING
BER A3



UNIT 3B DUNSHAUGHLIN MMC PARK



*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



*BOUNDARY LINE IS INDICATIVE & FOR INFORMATION PURPOSES ONLY

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:



PSRA No. 002233

Gavin Butler

M: +353 87 263 9236

E: gavin.butler@savills.ie

Hugo Wylie

M: +353 86 033 3642

E: hugo.wylie@savills.ie



PSRA No. 002027

Kevin McHugh

M: +353 87 987 1384

E: kmchugh@harvey.ie

Hugh Herity

M: +353 87 720 5674

E: hherity@harvey.ie

PROPERTY MISREPRESENTATION ACT. The Vendors/Lessors and their Agents give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor Savills UK nor HARVEY nor any of their employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor Savills UK nor HARVEY nor any of their employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/ lessees shall be liable for any VAT arising on the transaction. Designed and produced by Creativeworld. Tel +44 [0] 1282 858200. July 2026.